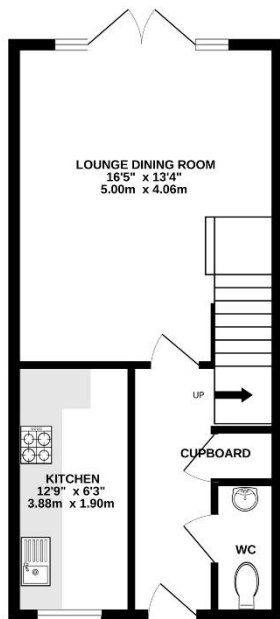


Bittern Road, Costessey
Guide Price £250,000 - £260,000 Freehold

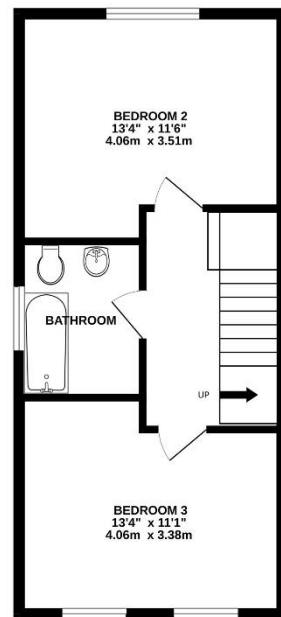


- Semi Detached Three Storey Home
- Three Generous Bedrooms
- Principal Dressing Area & En-Suite
- Fitted Kitchen
- Spacious Lounge/Dining Room
- Family Bathroom & Downstairs Cloakroom
- Enclosed Low Maintenance Rear Garden
- Garage & Driveway
- Modern Condition Throughout
- EPC Rating A / Council Tax Band B

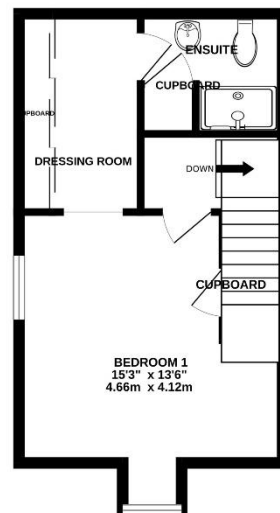
GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Description

An attractive three storey family home located on the popular Queens Hills development in Costessey.

Completely modern throughout this fantastic three-bedroom home benefits from a stunning master suite with dressing room and en-suite shower room. The accommodation comprises; an entrance hallway with downstairs cloakroom, doors leading to all rooms and stairs which rise to the first floor. The kitchen is a good size and has a range of fitted wall and base units with integrated electric oven. There is also ample space for appliances including a dishwasher, washing machine and fridge freezer. The sitting room is generous and has ample space for a dining table with French doors which lead out to the rear garden.

To the first floor there are two well-proportioned double bedrooms and a family bathroom with three-piece white suite. To the second floor there is a stunning principal suite which comprises a large double bedroom, dressing area with fitted wardrobes and a modern shower room.

Outside

Outside the property benefits from an enclosed low maintenance garden to the rear aspect.

There is also access to the single garage which is located to the rear and also has a driveway providing further off-road parking.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

South Norfolk Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax B

Tenure

Freehold

Directions

From Sir Alfred Munning Way, take the second exit onto Poethlyn Drive and follow the road around. Turn right into Woodpecker Way and left into Bittern Road where the property can be found on the left hand side.

