



Peter Pulling Drive, Costessey, Norwich, NR8 5GP

welcome to

Peter Pulling Drive, Costessey, Norwich

A spacious and modern four-bedroom detached family home offering over 1,650 sq. ft of accommodation, featuring a 22ft kitchen/dining room, separate lounge, study, en-suite principal bedroom, detached garage and driveway parking. Ideal for modern family living.



Description

Situated within a popular modern development, this attractive four-bedroom detached family home offers approximately 1,652 sq ft of well-planned accommodation.

The ground floor comprises a welcoming entrance hall, cloakroom, spacious dual-aspect lounge with French doors to the rear garden, a generous 22ft kitchen/dining room ideal for family life and entertaining, and a separate study perfect for home working.

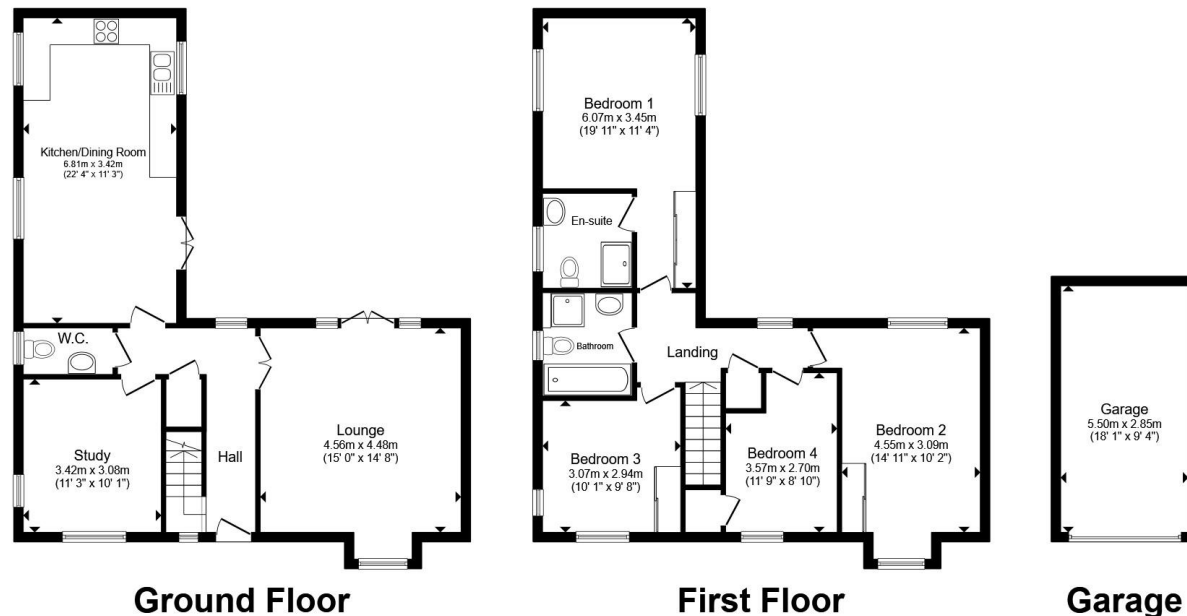
To the first floor, the principal bedroom benefits from an en-suite shower room, while three further well-proportioned bedrooms are served by a modern family bathroom.

Externally, the property enjoys a detached garage, driveway parking for approximately 2 cars and enclosed rear garden, providing an excellent space for outdoor living.

Offering spacious accommodation, modern convenience and versatile living space throughout, this superb, detached home is ideal for growing families and early viewing is highly recommended.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 153.5 m² (1,652 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Peter Pulling Drive, Costessey, Norwich

- Modern four-bedroom detached family home
- Approx. 1,652 sq. ft (153.5 sq. m) of accommodation
- Spacious dual-aspect lounge
- Impressive 22ft kitchen/dining room
- Separate study/home office
- Detached garage and driveway parking

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144824 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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