

abbotFox



Magnolia Way, Costessey, Norwich
£1,350 PCM

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL _____

abbotFox presents this modern three-storey townhouse, ideally positioned within the ever-popular Queens Hills development to the west of Norwich. Offering generous and versatile accommodation throughout, this home is perfectly suited for families, professionals or investors alike.

Occupying a convenient location with excellent access to the Norwich Southern Bypass, the property is also well served by local amenities, schooling and regular transport links into the city centre.

Internally, the accommodation is well presented and thoughtfully arranged over three floors. The ground floor comprises an inviting entrance hall, cloakroom and a spacious lounge, leading through to a contemporary kitchen/dining room fitted with a range of integrated appliances and French doors opening onto the rear garden.

To the first floor are three well-proportioned bedrooms and a family bathroom, whilst the second floor is dedicated to an impressive principal bedroom suite, complete with en-suite shower room and ample space for storage or a dressing area.

Externally, the property benefits from an enclosed rear garden, ideal for low-maintenance outdoor living, along with a garage and allocated parking.

An internal viewing is highly recommended to fully appreciate the space and accommodation on offer.







THE HIGHLIGHTS _____

- Three Stories
- Master Ensuite Bedroom
- Separate Garage
- Parking
- Garden
- New Carpets
- Freshly Painted

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.