



**55 Ron Hill Road, Costessey, Norwich, NR8 5GQ**

**Guide Price £260,000**

- \*NO ONWARDS CHAIN\*
- ENCLOSED REAR GARDEN
- GROUND FLOOR CLOAKROOM
- MAIN BEDROOM WITH ENSUITE
- THREE BEDROOMS
- BRICK WEAVE DRIVEWAY
- CLOSE TO LOCAL PRIMARY SCHOOL
- APPROXIMATELY 6 MILES FROM NORWICH



# 55 Ron Hill Road, Costessey NR8 5GQ

**\*NO ONWARD CHAIN\*** Situated within the popular Queens Hill Development, this well presented terraced home offers three bedrooms with one ensuite, off road parking with a car port, and an enclosed rear garden.



Council Tax Band: C



## DESCRIPTION

Located within the popular Queens Hill development in Costessey, close to the City of Norwich and just a short walk from Queens Hill Primary School and Nursery, this three bedroom home offers well presented accommodation comprising a spacious entrance hall, kitchen, lounge diner, ground floor cloakroom, three bedrooms; one with an ensuite, and family bathroom to the first floor. Externally the home benefits from off road parking with a carport and an enclosed South West facing garden.

## LOCATION

Costessey is a popular village approximately 6 miles North West of the City of Norwich. The village offers excellent amenities, including 4 pubs, doctors surgeries, veterinary surgery and dentist, a variety of shops and a popular retail park. There are five schools catering for children of all ages and excellent community facilities.

## ENTRANCE HALL

UPVC door to front entrance, radiator, stairs to first floor with built in cupboard underneath, carpeted.

## KITCHEN

Double glazed window to front aspect, space and plumbing for washing machine and free standing fridge freezer, fitted electric oven with four ring gas hob and cooker hood over, inset one and a half stainless steel sink, vinyl flooring.

## CLOAKROOM

Fitted with a WC and wash hand basin, radiator, vinyl flooring, extractor fan.

## LOUNGE DINER

Double glazed French doors to rear garden with full length windows to either side, carpet flooring, radiator.

## FIRST FLOOR LANDING

Carpet flooring, radiator, doors to all rooms.

## BEDROOM THREE

Double glazed window to rear, carpet, radiator.

## BEDROOM ONE

Double glazed window to front and rear aspect, carpet, radiator, door to ensuite.

## ENSUITE

Double glazed window with obscured glass to rear, fitted with a three piece suite comprising WC, wash hand basin, shower cubicle with electric shower, vinyl flooring, radiator, extractor fan.

## BATHROOM

Fitted with a three piece suite comprising bath, WC, wash hand basin, vinyl flooring, radiator, extractor fan.

## EXTERNAL

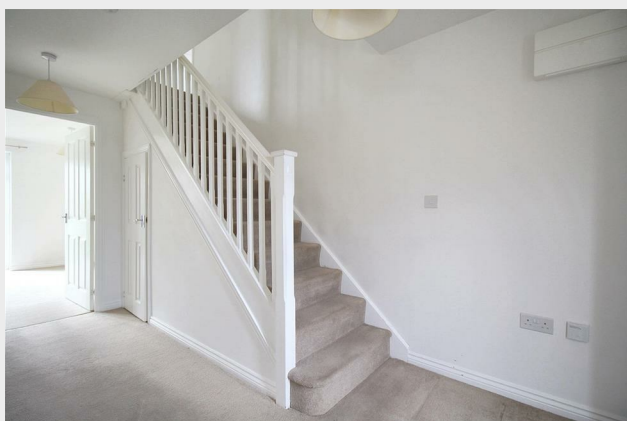
To the front of the property there is a brick weave off road parking with a carport and a side gate allowing access into the rear garden, which is ideally low maintenance, enclosed and laid to lawn.

## AGENTS NOTES

This property is Freehold.

Mains drainage, water, gas and electricity connected.

Council tax band: C.






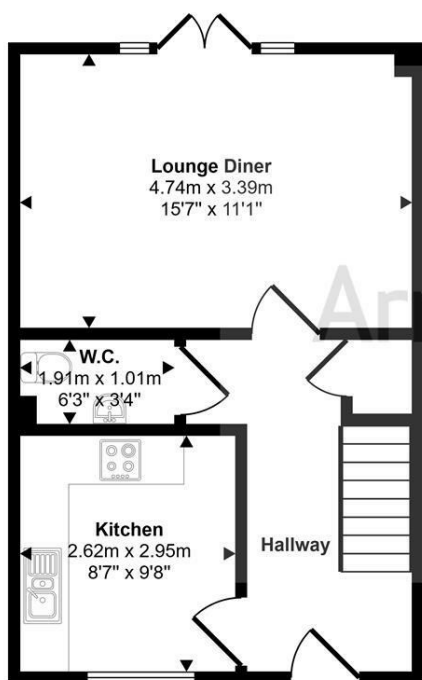
## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

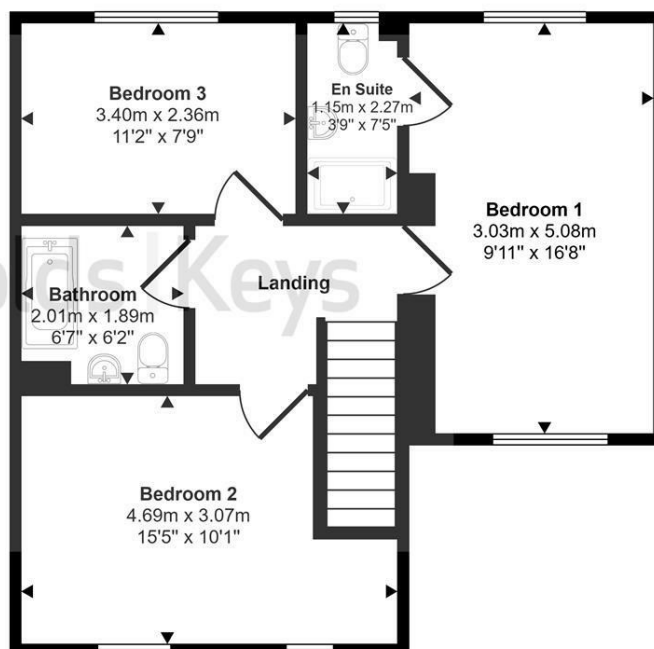
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Approx Gross Internal Area  
89 sq m / 953 sq ft



Ground Floor  
Approx 37 sq m / 393 sq ft



First Floor  
Approx 52 sq m / 560 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

