

Peacock Grove
Costessey
Norwich
NR8 5GT



ATTIK
CITY | COUNTRY | COAST

Peacock Grove

Price Guide £290,000

The Contemporary Three-Storey Family Home...

Nestled in the ever-popular Queens Hills development in Costessey, just to the west of Norwich, 24 Peacock Grove offers a superb blend of modern living and versatile space across three well-appointed floors. This beautifully presented semi-detached home is ideal for growing families, professionals, or anyone seeking stylish flexibility within easy reach of the city.

Set on a peaceful residential road with ample off-road parking, the home enjoys a landscaped rear garden – perfect for entertaining, relaxing, or letting the children run free. A particular highlight is the converted garage, now a purpose-built home office with its own entrance, power and lighting, making it an ideal spot for remote working or client meetings. The remaining portion of the garage now functions more as a compact store area – ideal for bikes or garden tools – rather than a full vehicle space.

Step inside and you're welcomed by a bright and modern open-plan kitchen, dining and living area featuring a sleek fitted kitchen with integrated appliances, including double electric ovens, an induction hob, fridge freezer, dishwasher, and washing machine. A downstairs WC and handy cloak area complete the ground floor.

Upstairs, the first floor provides a generous living room – which could double as an additional bedroom if needed – along with a stylish family bathroom and a further spacious double bedroom. On the second floor, you'll find another generous double room and the impressive principal suite, complete with en suite shower room and two built-in wardrobes for plentiful storage.

Queens Hills is a thriving and well-connected neighbourhood. The property is perfectly positioned for access to the A47, providing a swift route into Norwich city centre as well as westward links toward Dereham and beyond. Just a short drive away you'll find Longwater Retail Park for convenient shopping, while the University of East Anglia (UEA) and Norfolk & Norwich University Hospital are both within easy reach – making this an excellent choice for academics, NHS staff, or those seeking proximity to key institutions.

A modern and spacious home in a well-established location, 24 Peacock Grove offers the ideal balance of comfort, practicality and lifestyle. Early viewing is strongly recommended.

Agents notes...

A pre-recorded walkaround tour is available for this property.

New EPC to follow, although we do not expect there to be any change from the previous, which expired in June 2024.

Local Authority
South Norfolk

Council Tax Band C

EPC Rating C

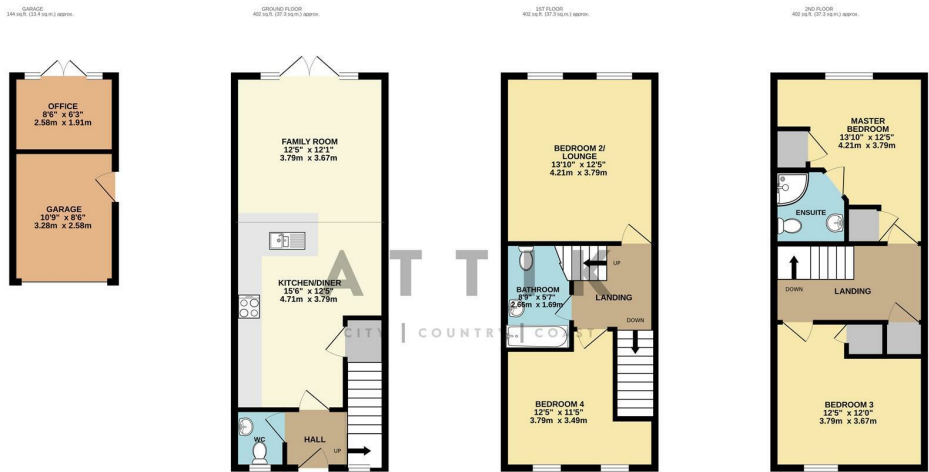


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TOTAL FLOOR AREA: 1349 sq.ft. (125.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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