ARLINGTON PARK







26 Bahram Road

Costessey, Norwich, NR8 5EY

Asking Price £160,000

2 2 1 B

Presenting a modern and well-proportioned two-bedroom upper-floor apartment situated in the highly sought-after Queen's Hills development in Costessey. This bright and airy property features an open-plan living layout, an en-suite primary bedroom, and an allocated off-road parking space. Offered in excellent condition throughout, it provides a fantastic opportunity for professionals, couples, or investors seeking a convenient location close to local amenities and transport links.



Accessed via a communal entrance, the apartment opens into a welcoming central hallway with wood-effect flooring and two useful built-in storage cupboards, including an airing cupboard. The heart of the home is a spacious open-plan lounge and kitchen.

The lounge area is carpeted and benefits from French doors opening to a Juliet balcony, creating a bright and airy atmosphere. The adjoining kitchen is fitted with modern gloss cream wall and base units, grey countertops, and a peninsula breakfast bar. It includes an integrated gas hob, a stainless steel extractor hood, and a built-in electric oven, with practical wood-effect flooring underfoot.

The property offers two comfortable bedrooms. The primary bedroom is a generous double room with carpeted flooring, its own Juliet balcony, and direct access to a private en-suite shower room.

The second bedroom is also carpeted and serves perfectly as a nursery, guest room, or home office. Completing the accommodation is a well-presented main family bathroom, which features a white suite comprising a panelled bath, a pedestal wash basin, and a WC, complemented by neutral half-height tiling.

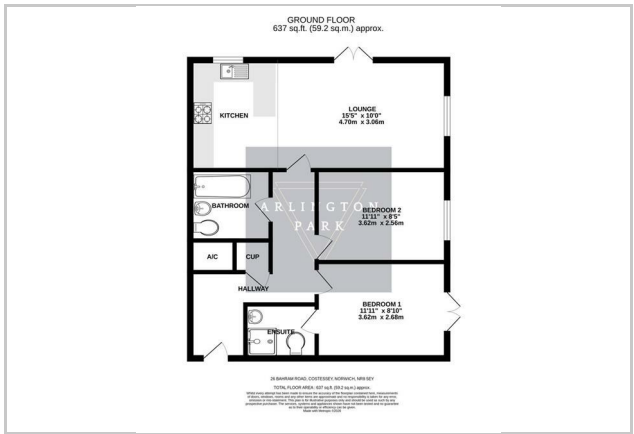
Externally, the property is situated within a well-maintained modern block. It benefits from a designated allocated parking space in the adjacent private car park, providing convenient off-road parking for residents.

LOCAL AREA AND FACILITIES

Bahram Road is located within the popular Queen's Hills development in Costessey, situated to the west of Norwich city centre. The area is exceptionally well-served by local amenities, including the nearby Longwater Retail Park, which offers a large Sainsbury's supermarket, a Marks & Spencer Foodhall, and various retail and dining options. Families benefit from the proximity to Queen's Hill Primary School, located within a short walking distance. For commuters, the location provides immediate access to the A47 bypass for routes towards Great Yarmouth, the Midlands, and London. Regular bus services operate from the estate, offering direct public transport links into the heart of Norwich. Residents can also enjoy nearby leisure options, including Queen's Hills Country Park, which provides extensive woodland walks and outdoor recreation space.

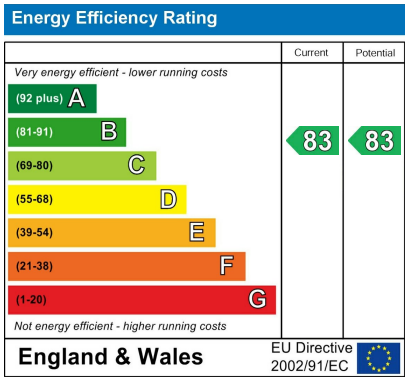






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