

FREEHOLD

House - Terraced

QUEENS HILLS COSTESSEY NR8 5HD

Offers In Excess Of
£210,000

FEATURES

- Popular Location
- Three Bedrooms
- WC
- Sitting/Dining
- Family Bathroom
- Mid Terraced
- Entrance Hall
- Lovely Kitchen
- Well presented
- Parking for 2



3 Bedroom House - Terraced located in Costessey

Nestled in a tranquil corner of Rose Avenue, Costessey, this charming mid-terraced house, built in 2008, presents an ideal opportunity for families seeking a comfortable and well-appointed home. With three bedrooms and a well-designed layout, this property is both practical and inviting.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient ground floor WC. The heart of the home is the generous sitting/dining room, which boasts double doors that open out to the rear garden, creating a seamless connection between indoor and outdoor living perfect for enjoying sunny days with family and friends. The kitchen is well-equipped, making it a delightful space for culinary pursuits.

The first floor comprises three good-sized bedrooms, providing ample space for relaxation and rest. The family bathroom is thoughtfully positioned to serve all bedrooms, ensuring convenience for daily routines.

The enclosed rear garden is a standout feature, offering a generous lawned area complemented by a patio, ideal for outdoor entertaining or simply unwinding in a relatively unoverlooked setting.

For those with vehicles, the property includes two allocated parking spaces, a valuable asset in this desirable location. Situated just a mile from a retail park, residents will find all essential amenities within easy reach, alongside excellent road links to the A47 and beyond.

This well-presented family home is a rare find in a peaceful development, making it a must-see for anyone looking to settle in Costessey.

Entrance Hall

Entrance door to hall, stairs to the first floor. Doors to cloakroom, kitchen and sitting/dining room and radiator.

Cloakroom

Sealed unit double glazed window to front, WC, washing basin, laminate flooring, radiator.

Kitchen

9'9 x 7'8

Sealed unit double glazed window to front, fitted range of base and wall mounted units, integrated electric double oven, gas hob, extractor fan, integrated fridge/freezer, dishwasher, space for washing machine, sink and drainer, vinyl flooring.

Sitting Room/Dining Room

15'3 max x 14'6 max

Sealed unit double glazed window and French doors to rear garden, storage, laminate flooring, radiator.

Landing

Doors to all rooms, airing cupboard, loft access

Principal Bedroom

12'6 max x 9'8 max

Sealed unit double glazed window to front, built in wardrobe, radiator

Bedroom Two

10'7 max x 6'7 min

Sealed unit double glazed window to rear, radiator

Bedroom Three

7'6 x 7'4

Sealed unit double glazed window to rear, radiator

Bathroom

WC, shower over panel bath, washing basin, tiled flooring, radiator, extractor fan and splash backs.

Outside

Entrance with small garden area to the front. The rear garden is enclosed, mainly laid to lawn with patio area. Gated to the side. The allocated car parking spaces are at the rear.





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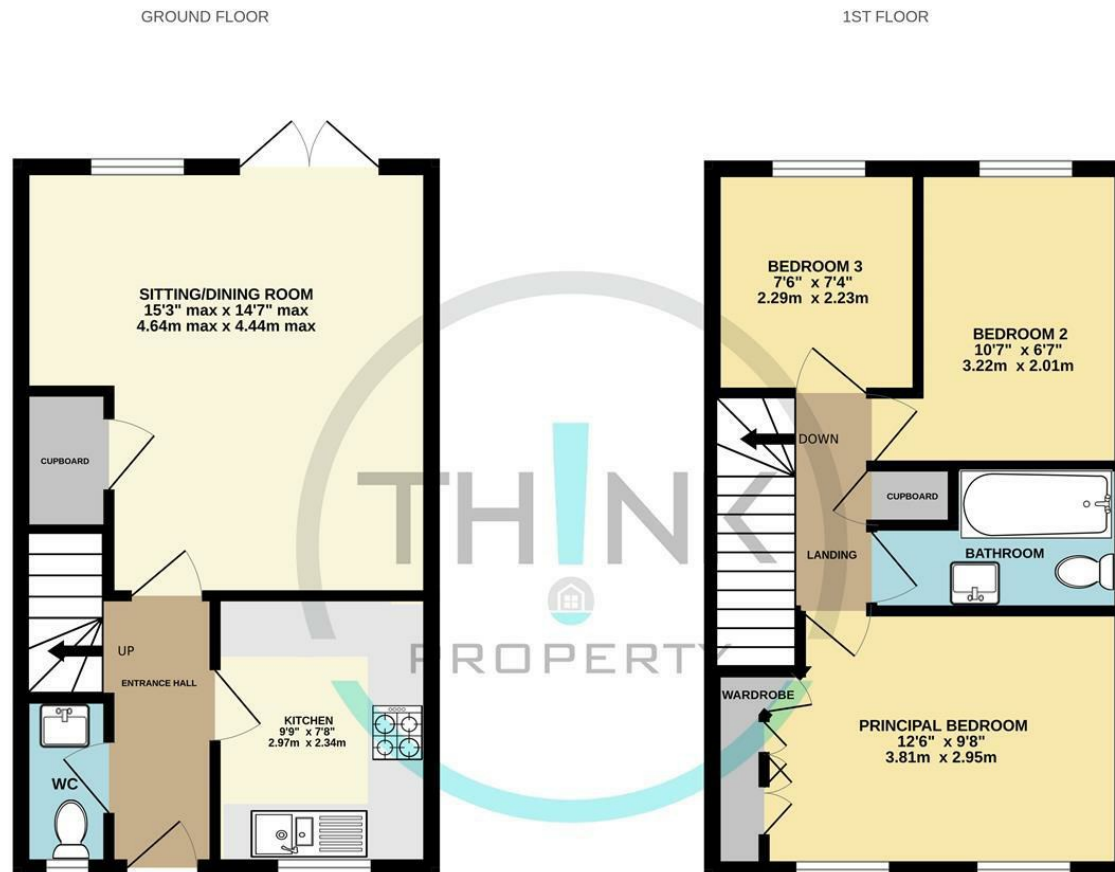
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

