

LEASEHOLD

Maisonette

# BITTERN ROAD QUEENS HILLS COSTESSEY NR8 5FL

Guide Price

# £170,000

## FEATURES

- Open Plan Living
- Coach House
- Immaculate
- Garage
- Popular Location
- Spacious Throughout
- Two Bedrooms
- Bathroom
- Driveway
- No Chain



# 2 Bedroom Maisonette located in Norwich

Guide Price: £170,000 - £180,000

Welcome to this charming courtyard on Bittern Road, Costessey, Norwich, this delightful coach house offers a unique blend of comfort and convenience. With its prime corner position, the property exudes a sense of privacy, making it an ideal retreat for those seeking a tranquil living environment.

Upon entering, you are welcomed into a bright lobby that leads to a staircase ascending to the first floor. The landing is bathed in natural light and opens up to an inviting open-plan living space, which seamlessly integrates a well-appointed kitchen. This area is perfect for both relaxation and entertaining, providing a warm and welcoming atmosphere.

The principal bedroom is generously sized, offering ample space for furnishings, while the second bedroom is equally well-proportioned, making it suitable for guests or as a home office. The family bathroom features a modern suite, ensuring a comfortable and stylish experience.

Additionally, the property boasts an integral garage with a convenient store room, along with parking space for another vehicle, catering to the needs of modern living.

Local amenities are within easy reach, with shops and a Co-Op nearby for your everyday essentials. Excellent transport links are available, including bus stops to Longwater and beyond, as well as quick access to the retail park just a mile away. The A47 provides great road connections to the University of East Anglia and the hospital.

This fabulous home is perfect for first-time buyers and investors alike, offering a wonderful opportunity to enjoy a peaceful lifestyle in a well-connected area.

We invite you to come and view this exceptional property and discover all it has to offer.

## Entrance Hall

Sealed unit double glazed door to the front, stairs up to the first floor.

## Landing

Sealed unit double glazed window to the rear, storage cupboard with combi boiler, radiator and doors to the the open plan living space, the bedrooms and the bathroom.

## Open Plan Living Area/Kitchen

17'0 x 12'0

Sealed unit double glazed window to the rear, range of units both base and wall mounted, sink unit, range of integrated appliances to include, hob, oven with extractor fan over, fridge/freezer, space and plumbing for washing machine, cupboard, tiled flooring.

The living area has a sealed unit double glazed window to the front and radiator.

## Principal Bedroom

10'0 x 10'0

Double glazed window to front and radiator. Built in wardrobes.

## Bedroom Two

8'10 x 10'0

Sealed unit double glazed window to the rear and radiator.

## Bathroom

Panel bath with shower attachment, wash hand basin and wc, fully tiled walls, tiled flooring and radiator.

### Outside

Integral garage with up and over door, power and lighting. Driveway to the front.

Garage 17,10 x 9'0

### Agents Note

Maintenance charges of £270.00 per quarter and Ground Rent charges £625.00 per quarter

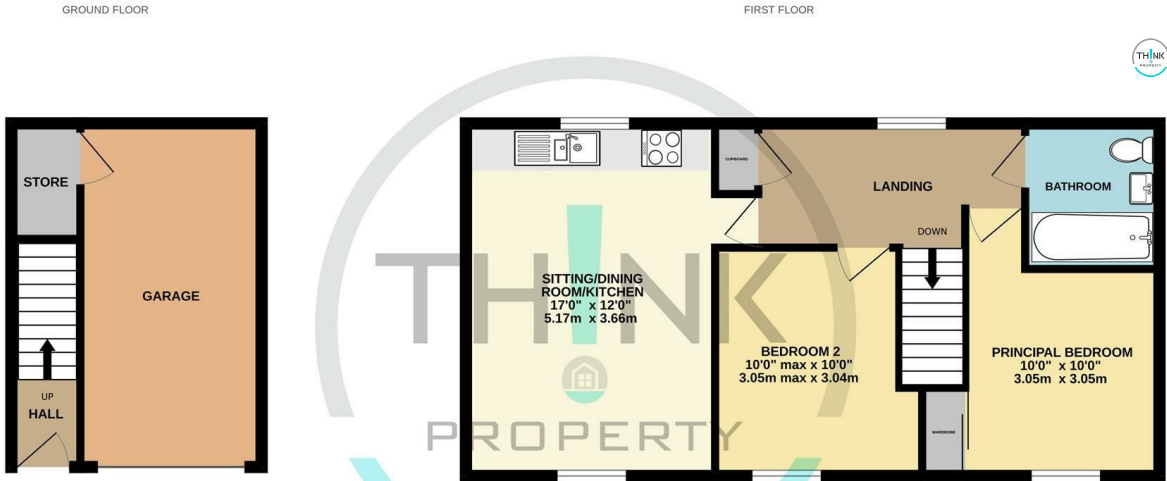


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	77	77	
(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	

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.

