



FREEHOLD

House - Terraced

# CROSSBILL CLOSE QUEENS HILLS COSTESSEY NR8 5FY

Offers In The Region Of  
**£280,000**

### FEATURES

- End Townhouse
- Kitchen/Diner
- Garden Room
- Ensuite
- Garden
- Four Bedrooms
- Sitting Room
- Three Storey
- Wc & Bathroom
- Garage



# 4 Bedroom House - Terraced located in Costessey

Welcome to Crossbill Close, Costessey, this splendid three-storey terraced townhouse is a true gem within the sought-after Queens Hills development. Built in 2010, this property spans an impressive 1,249 square feet and is perfectly designed for family living, surrounded by picturesque countryside walks.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient WC. The ground floor boasts two inviting reception rooms, including a charming sitting room and a delightful garden room that overlooks the rear garden, creating a serene space for relaxation. The kitchen has been thoughtfully refitted, serving as both a practical area for culinary pursuits and a lovely focal point for family gatherings, complemented by a dining area.

The first floor features two well-proportioned bedrooms along with a family bathroom, providing ample space for family members or guests. Ascending to the second floor, you will find the principal bedroom complete with an ensuite bathroom, alongside an additional guest room, ensuring comfort and privacy for all.

Outside, the rear garden is a delightful haven, featuring a lawned area that is fully enclosed, providing a safe space for children to play. Gated access leads to the garage en bloc and a designated parking space, adding to the convenience of this home.

The location is exceptionally well-served, with local shops, schools, and a Co-op nearby, while a retail park just a mile away offers a variety of major outlets and a Sainsbury's. The University of East Anglia and the hospital are also easily accessible via the A47. This property is an ideal family home that combines modern living with a peaceful setting. Do not miss the opportunity to make it yours.

## Entrance Hall

Entrance door to the front, stairs to the first floor, doors to the sitting room, wc and kitchen/dining room. Radiator.

## Sitting Room

13'7 x 12'11

Sealed unit double glazed doors out to the garden room, feature fireplace and radiator.

## Wc

Wc and wash hand basin.

## Kitchen

7'11 max x 16'11 max

Sealed unit double glazed window to the front. Fitted with wall and base units, work surfaces, 1 1/2 bowl sink/ drainer, gas hob and electric oven, cooker hood, integrated washing machine, dishwasher, fridge and freezer, central heating boiler, radiator, tiled splashbacks.

## Garden Room

8'11 x 11'4

Sealed unit double glazed windows to the rear and side, electric heater. Doors out to the garden.

## First Floor Landing

Stairs to the second floor and doors to two bedrooms and the bathroom.

## Bedroom Two

12'11 max x 12'4

Sealed unit double glazed window to the rear, built in wardrobes, radiator.

## Bedroom Four

11'1 x 6'3

Sealed unit double glazed window to the front, radiator.

### Bathroom

Panel bath, wc and wash hand basin.

### Second Floor Landing

Doors to bedrooms.

### Bedroom Three

11'8 x 9'3

Sealed unit double glazed door to Juliet balcony, radiator.

### Principal Bedroom

15'5 max 12'11

Sealed unit double glazed window to the rear, door to ensuite, fitted air conditioning unit, built in wardrobes, radiator.

### Ensuite

Shower cubical, wash hand basin and the wc.

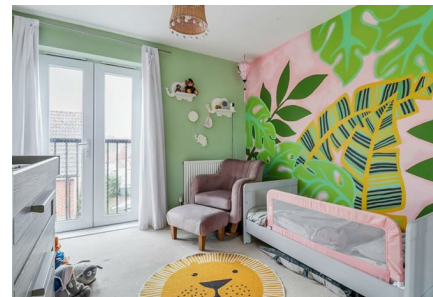
### Outside

The rear garden is enclosed mainly laid to lawn with gated access to the parking area to the rear with garage.





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