



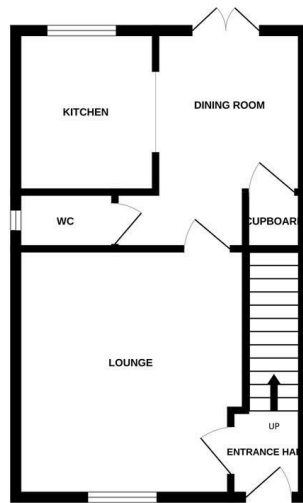
47 Kestrel Avenue | Costessey | Norwich | NR8 5FT

£240,000

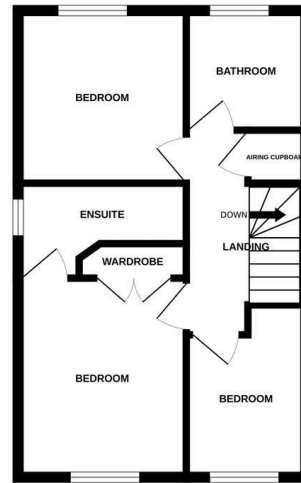
****MODERN THREE BEDROOM SEMI HOUSE WITH A GARAGE**** Gilson Bailey are delighted to offer this smartly presented, three bedroom semi-detached house, pleasantly positioned within the sought-after Queens Hills development and presented in excellent condition throughout. Offering spacious and well-balanced accommodation ideally suited to modern living, the ground floor comprises a welcoming entrance hall, comfortable lounge, separate dining room, fitted kitchen and convenient WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing, with bedroom one enjoying the added benefit of its own ensuite shower room. Outside, the property features a lawned front garden, while to the rear is a good-sized, low-maintenance garden, providing an excellent space for relaxing, entertaining and enjoying the warmer months, with rear access leading to a garage and off-road parking. Further benefits include double glazing and gas heating. Combining excellent presentation, generous accommodation, useful parking and a popular Queens Hills setting, this attractive home would make a fantastic first-time purchase, so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metreplex C5026

Location

This sought after development is situated west of the Cathedral City centre of Norwich on the outskirts of Costessey, you are within easy reach of a good selection of amenities including primary schools, supermarkets, various retail outlets at the Longwater Retail Park and also excellent public transport from Queens Hills in and out of Norwich City centre with ease of access onto the A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 13'7" x 12'1"

Double glazed window, radiator.

Dining Room 11'11" x 9'10"

French doors, radiator, cupboard.

Kitchen 8'7" x 7'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, integrated dishwasher, double glazed window.

WC 5'3" x 3'0"

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 10'7" x 8'10"

Double glazed window, radiator, built in wardrobe.

En-Suite 8'10" x 5'10"

Shower cubicle, low level WC, hand wash basin, radiator.

Bedroom Two 9'1" x 8'10"

Double glazed window, radiator.

Bedroom Three 10'5" x 6'3"

Double glazed window, radiator.

Bathroom 6'3" x 6'2"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Lawned garden enclosed by hedging with path to front door.

Outside Rear

Patio area, artificial lawn, enclosed by timber fencing with rear gate access to garage and off road parking.

Local Authority

South Norfolk Council, Tax Band C.

Tenure

Freehold

Service Charge £190.09 per annum

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C	79	
(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	

Local Authority

South Norfolk Council, Tax Band C

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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