Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



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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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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10 Peter Pulling Drive | Costessey | Norwich | NR8 5GP

Guide Price £300,000

GUIDE PRICE £300,000 - £325,000 SPACIOUS MODERN TOWNHOUSE OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this beautifully presented, modern and spacious, four bedroom, three-storey townhouse, ideally positioned within the highly sought-after Queens Hill estate and offered with the significant advantage of no onward chain. Providing generous and well-balanced accommodation arranged over three floors, this attractive property offers the perfect combination of contemporary living, versatile bedroom space and practical family comforts, making it an excellent choice for growing families.
The ground floor comprises a welcoming entrance hall leading into a comfortable and inviting lounge, providing a wonderful space for relaxing, alongside a spacious kitchen/diner, creating a fantastic sociable setting for cooking, family meals and entertaining, together with a convenient ground floor WC. On the first floor, there are two well-proportioned bedrooms and a family bathroom off landing, offering flexible accommodation for children, guests or those working from home. The second floor boasts two further generously sized bedrooms, with the impressive main bedroom benefiting from its own private en-suite shower room, providing additional comfort and convenience. Outside, the property enjoys the valuable advantage of a driveway providing off-road parking and leading to a garage, while to the rear is a fully enclosed, low-maintenance garden, perfect for outdoor dining, entertaining or simply relaxing during the warmer months. A particularly attractive feature is the 4kW solar photovoltaic (PV) system, installed and registered before 1st October 2015, meaning the property benefits from the original, more generous Feed-in Tariff (FIT) scheme, offering the potential for ongoing financial returns from solar electricity generation, subject to the scheme's terms and eligibility. Further benefits include double glazing and gas heating.

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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
Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 13'8" x 12'9"
Patio doors, two radiators.

Kitchen/Diner 17'10" x 7'10"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, radiator.

WC 5'10" x 2'9"
Low level WC, hand wash basin, radiator.

First Floor Landing
Doors to two bedrooms, bathroom and stairs to second floor.

Bedroom Two 12'2" x 10'3"
Double glazed window, radiator, built in wardrobes.

Bedroom Four 12'6" x 6'5"
Double glazed window, radiator.

Bathroom 6'10" x 6'5"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail.

Second Floor Landing
Doors to two bedrooms.

Bedroom One 15'1" x 9'6"
Double glazed window, radiator, built in wardrobes.

En-Suite 5'5" x 4'7"
Shower cubicle, low level WC, hand wash basin, heated towel rail.

Bedroom Three 11'10" x 9'0"
Double glazed window, radiator, cupboard.

Outside Front
Driveway providing off road parking, EV charger, garage.









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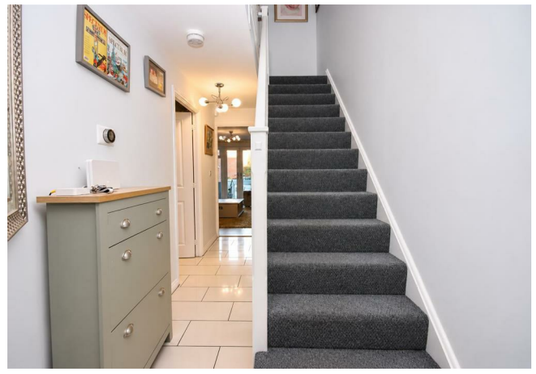
Outside Rear
Timber decking, artificial lawn, seating areas, mature plants and shrubs, enclosed by timber fencing with rear gate access.

Local Authority
South Norfolk Council, Tax Band D.

Tenure
Freehold

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.









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