

FREEHOLD



House - End Terrace

ROSE AVENUE QUEENS HILLS COSTESSEY NR8 5EX

Offers In The Region Of
£270,000

FEATURES

- End Townhouse
- Three Bedrooms
- Sizable Sitting Room
- Family Bathroom
- Garage
- Three Storey
- Kitchen/Diner
- Two wc's
- Ensuite
- South Facing Garden



3 Bedroom House - End Terrace located in Costessey

Welcome to Rose Avenue in Costessey, this well-presented three-storey end terrace house offers a delightful blend of modern living and convenience. Built in 2008, the property spans an impressive 1,109 square feet and is situated in the highly sought-after Queens Hills development, making it an ideal choice for families and professionals alike.

Upon entering, you are welcomed by a spacious entrance hall that leads to a contemporary kitchen/diner, perfect for family meals and entertaining guests. A convenient WC is also located on this level. Ascending to the first floor, you will find a comfortable sitting room, a well-sized bedroom, and an additional WC, providing ample space for relaxation and privacy. The second floor boasts a principal bedroom, a guest room, and a family bathroom, ensuring that everyone has their own space.

The property is complemented by well-kept gardens, including a south-facing rear garden featuring a lawn and a sun terrace patio, ideal for hosting gatherings with family and friends. Parking is a breeze with space for two vehicles, along with a single integral garage for added convenience.

Location is key, and this home does not disappoint. It is conveniently close to local schools, shops, and a retail park just a mile away. Additionally, the University of East Anglia and the University Hospital are easily commutable, making this property perfect for those who value accessibility.

In summary, this delightful end terrace house on Rose Avenue presents an excellent opportunity for comfortable living in a vibrant community. With its modern amenities, well-maintained gardens, and prime location, it is a property not to be missed.

Entrance Hall

Sealed unit double glazed door to the front, stairs to the first floor, radiator, door to wc and kitchen/dining room.

Wc

Wc and wash hand basin

Kitchen/Dining Room

16'5 x 9'5

Sealed unit double glazed window and double doors out to the rear garden. range of base and wall mounted units with integrated appliances to include, gas hob, electric oven, extractor hood, dishwasher, washing and fridge/freezer. Sink unit and splash backs.

First floor landing

Sealed unit double glazed window to the front, stairs to second floor, radiator, doors to bedrooms, wc and the airing cupboard.

Wc

Wc and wash hand basin.

Sitting Room

16'5 x 10'2

Sealed unit double glazed windows to the rear and radiator.

Bedroom

9'8 x 12'7

Sealed unit double glazed window to front and radiator.

Second Floor Landing

Doors to the principal bedroom and bedroom two.

Principal Bedroom

13'1 x 11'6

Sealed unit double glazed dormer window to the front, radiator, built in wardrobes and door to the ensuite.

Ensuite

Shower cubicle, radiator, wc and wash hand basin.

Bedroom Two

10'5 x 10'3 max

Sealed unit double glazed velux windows with black out blinds to the rear and radiator.

Family Bathroom

Sealed unit double glazed velux window to the rear, panel bath with shower and screen, wash hand basin and wc. Splashbacks and radiator.

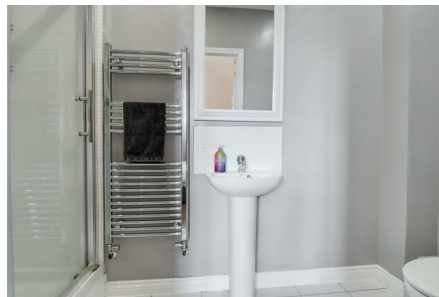
Outside

To the front of the property there is a garden area, driveway leading to integral garage. Rear garden is enclosed with gated access, mainly laid to lawn with patio area. South facing so a sunny aspect ideal for entertaining family and friends.





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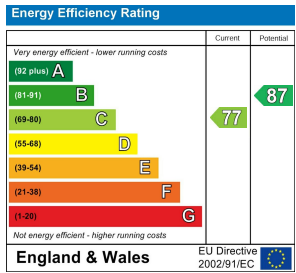
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