



House - Semi-Detached

**CECIL SPARKES  
WALK  
COSTESSEY  
NR8 5GL**

Offers In Excess Of  
**£260,000**

#### FEATURES

- Semi Detached
- Three Bedrooms
- Sitting Room
- Kitchen/Diner
- Wc
- Ensuite
- Bathrooms
- Gardens
- Driveway
- Garage



# 3 Bedroom House - Semi-Detached located in Costessey

Welcome to the charming pedestrianised area of the highly sought-after Queens Hills development in Costessey, this delightful semi-detached family home offers a perfect blend of comfort and convenience. Built in 2015, has been meticulously maintained throughout, ensuring a welcoming atmosphere for its new occupants. The front of the property there is a quiet pedestrian walkway and at the rear there is a private yard therefore there is no through traffic and the property is located in a quieter area.

Upon entering, you are greeted by a spacious entrance hall that double doors lead to a well-appointed sitting room, ideal for relaxation and family gatherings. The heart of the home is undoubtedly the kitchen/dining room, which provides a wonderful space for entertaining and enjoying meals together. Additionally, a convenient WC is located on the ground floor.

The property boasts three generously sized bedrooms, including principal suite complete with an ensuite shower room, providing a private retreat for parents. A well-designed family bathroom serves the other two bedrooms, making this home perfect for families of all sizes.

Outside, the gardens are beautifully maintained, with the rear garden thoughtfully landscaped for easy upkeep. This allows for more time to relish the sunny summer days ahead, making it an ideal space for children to play and for family gatherings.

Location is key, and this home does not disappoint. It is conveniently situated close to local amenities, including a supermarket and school, with the main retail park at Longwater just over a mile away. Furthermore, excellent road links to the A47 and beyond make commuting to the hospital and university a breeze.

In summary, this lovely family home in Costessey presents an excellent opportunity for those seeking a modern, well-located property in a vibrant community. Don't miss your chance to make it your own.

## Entrance Hall

Entrance door to the front, stairs to first floor landing, radiator, double doors to sitting room and kitchen/diner.

## WC

Two piece suite wc, pedestal hand wash basin with tiled splashbacks.

## Sitting Room

16'8" x 9'7"

Sealed unit double glazed window to front, radiator.

## Kitchen/Breakfast Room

16'7" x 9'5"

Sealed unit double glazed window and French doors to the rear, a range of modern white base and wall units with up-stand, stainless steel sink, integrated oven, gas hob and extractor fan with stainless steel splash-back, integrated fridge freezer, integrated dishwasher and washing machine, tiled floor, radiator.

## First Floor Landing

Airing cupboard, loft access and doors to bedrooms and bathroom.

## Principal Bedroom

10'4" x 9'7"

Sealed unit double glazed window to rear, radiator, door to ensuite.

## Ensuite

Fully tiled double cubicle shower, low level wc, pedestal hand wash basin with tiled splash backs.

## Bedroom Two

11'8" x 8'5"

Sealed unit double glazed window to front and radiator.

## Bedroom Three

8'5" x 7'9"

Sealed unit double glazed window to front and radiator.

## Bathroom

Sealed unit double glazed window to rear, panel bath with tiled splash backs, pedestal hand wash basin, wc, radiator.

## Outside

To the front of the property there is a garden area with access around the back to the driveway and the garage. The rear garden is ideal for a low maintenance lifestyle with its raised sun deck to the rear, gravel area and the artificial grass. Enclosed by panel fencing. Ideal size for family and entertaining.





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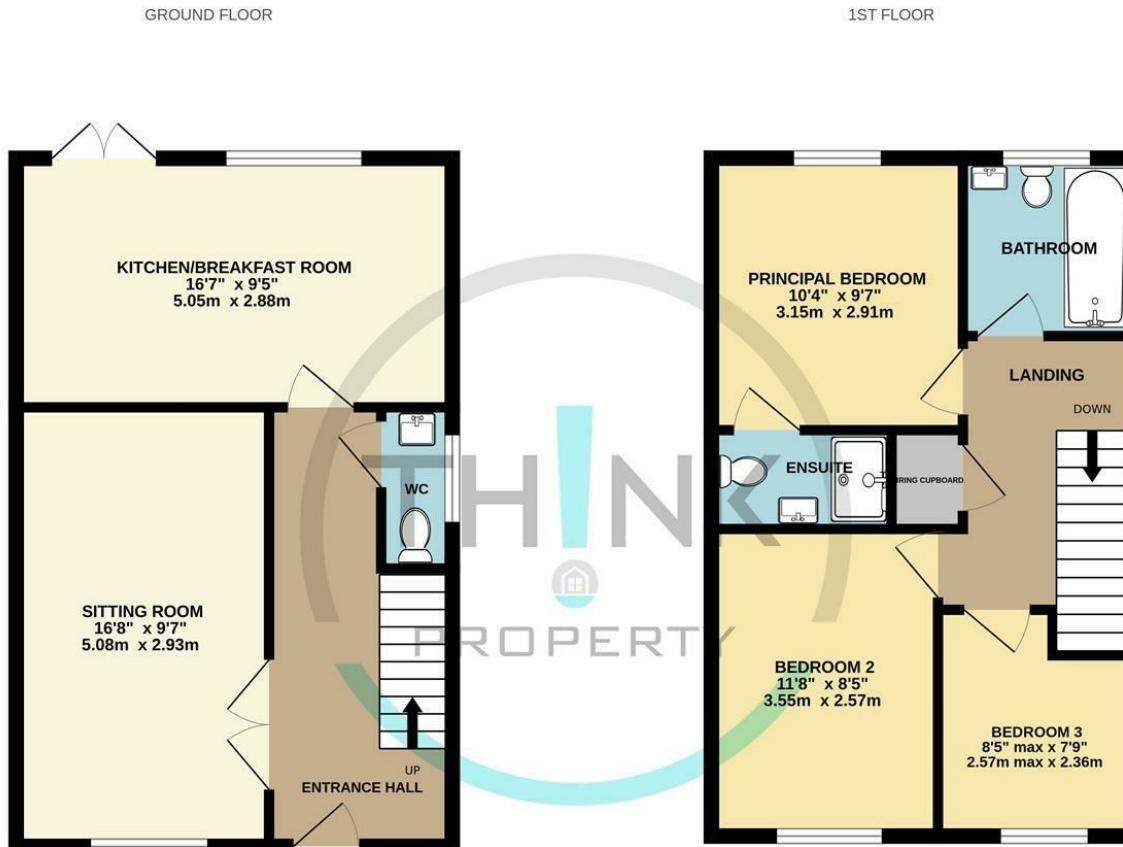
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Call us on  
01603 338433

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
<https://www.thinkproperty.ltd/>

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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 areas are approximate. 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)	A		92
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(33-54)	E		
(21-32)	F		
(1-20)	G		
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.

