

FREEHOLD



House - Terraced

# KESTREL AVENUE QUEENS HILLS COSTESSEY NR8 5FT

Offers In Excess Of

## £230,000

### FEATURES

- Mid Terraced House
- Downstairs Wc
- Dining Room
- Ensuite Shower
- Landscaped Garden
- Three Bedrooms
- Sitting Room
- Kitchen
- Family Bathroom
- Garage



# 3 Bedroom House - Terraced located in Norwich

Welcome to the sought-after Queens Hills development of Costessey, Norwich, this stunning mid-terraced house presents an exceptional opportunity for family living or entertaining. Upon entering, you are greeted by a welcoming entrance hall that leads to a generous sitting room, seamlessly flowing into the dining area. Double doors open out to a beautifully landscaped rear garden, creating a perfect space for outdoor gatherings. The kitchen, accessible through an elegant archway, is both functional and inviting.

The first floor boasts three well-proportioned bedrooms, with the principal bedroom featuring an ensuite shower room for added convenience. A family bathroom completes this level, ensuring ample facilities for all.

The exterior of the property enhances its appeal, with a charming front garden that provides privacy from the road, thanks to well-maintained hedging. The rear garden is a true highlight, featuring a lawned area, an Indian sandstone patio, and a pathway leading to the rear gate, all bordered by tasteful planting.

Additional benefits include a garage en bloc and an extra parking space, making this home practical for modern family life. Its prime location offers easy access to local shops, schools, and bus stops, with the Longwater retail park just a mile away. This property is particularly well-suited for those working at the nearby hospital or the University of East Anglia, with excellent road links to the A47, A11, and beyond.

Do not miss the chance to view this delightful family home. Call now to arrange your visit and discover your new abode.

## Entrance Hall

Sealed unit double glazed door to the front to the entrance hall, stairs to the first floor and door to sitting room.

## Sitting Room

13'8 x 12'3

Sealed unit double glazed window to the front, radiator and door to the dining room.

## Dining Room

11'11 x 7'10

Sealed unit double glazed double doors to the rear garden and radiator. Opening to the kitchen.

## Kitchen

8'8 x 7'4

Sealed unit double glazed window to the rear, range of base and wall mounted units, integrated hob, oven and extractor fan over. Space for fridge/freezer and washing machine and space for slimline dishwasher. Sink unit.

## Landing

Doors to the bedrooms and the family bathroom.

## Principal Bedroom

10'7 x 8'11

Sealed unit double glazed window to the front, built in wardrobe, radiator and door to the ensuite shower room.

## Ensuite Shower Room

Shower cubicle, wash hand basin and wc. Splash backs and radiator.

## Bedroom Two

9'2 x 8'11

Sealed unit double glazed window to the rear and radiator.

## Bedroom Three

7'7 x 6'4

Sealed unit double glazed window to the front and radiator.

### Family Bathroom

Sealed unit double glazed window to the rear, panel bath with mixer shower attachment and screen, wash hand basin and wc. Splash backs and radiator.

### Outside

Hedged front garden with pathway to the entrance. The rear garden has been landscaped by the current owners and have created the perfect peaceful retreat. Lawned with inset planting to borders, indian sandstone path and patio. Gated to the rear leading out to the parking space and the garage.

### Agents Note

Guide Price £230,000 - £240,000

£200 per annum for maintenance of car parking area.





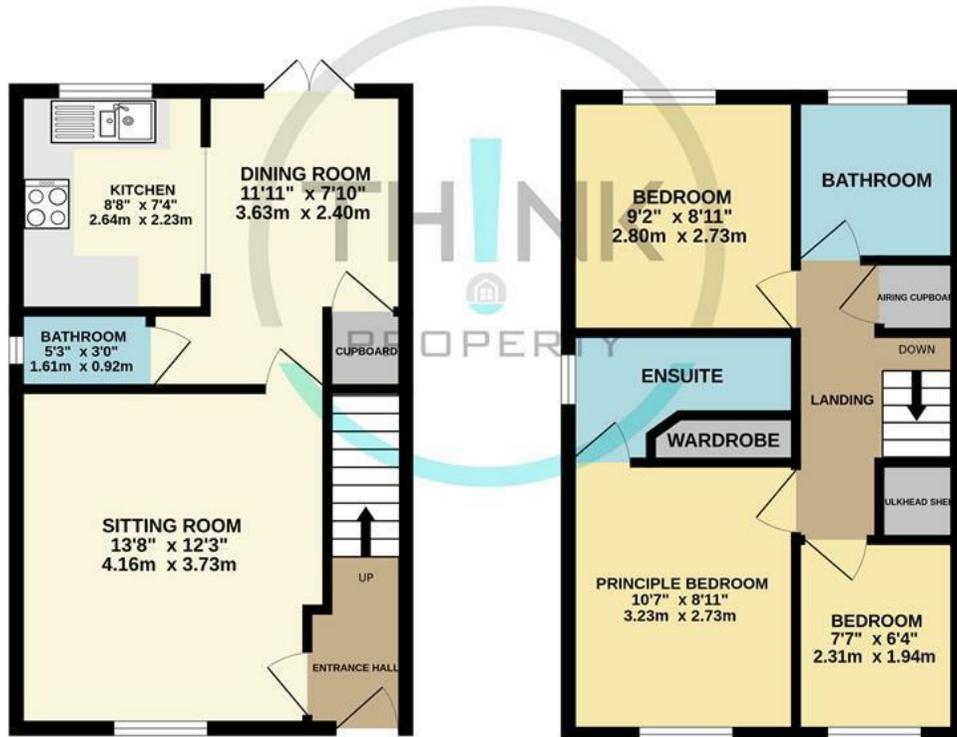
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GROUND FLOOR

1ST FLOOR



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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Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

