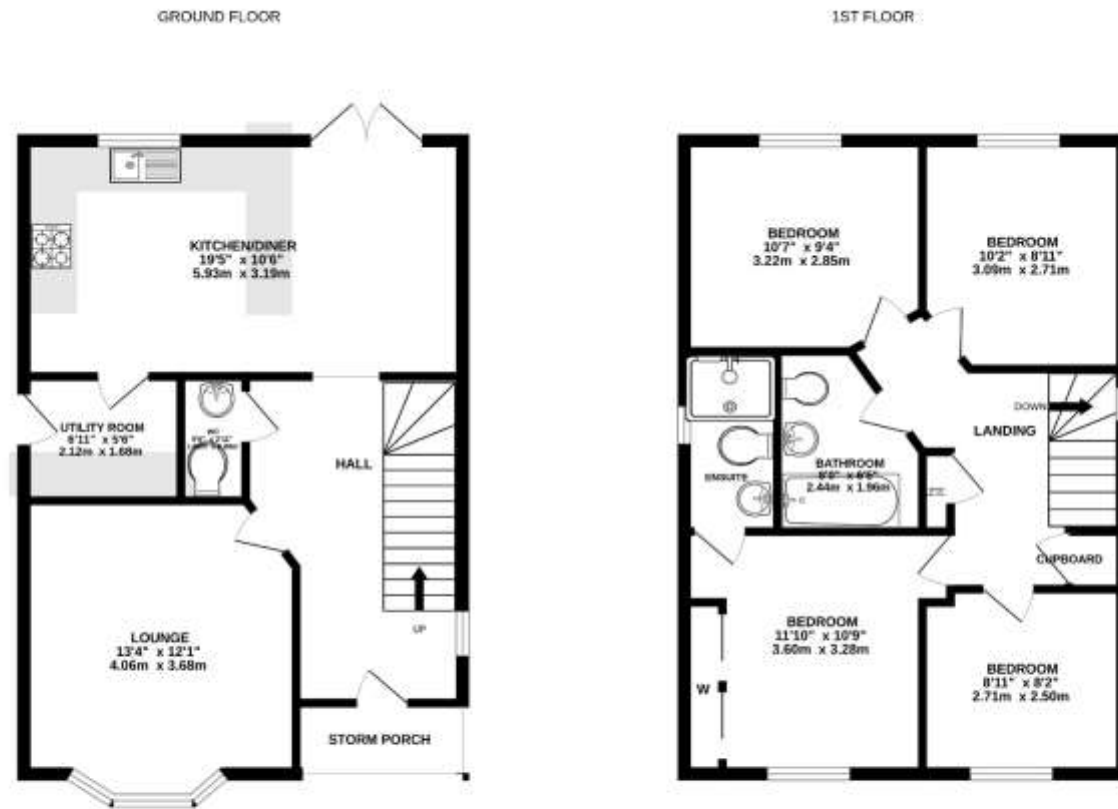


Pump House Close, Costessey
Guide Price £350,000 - £375,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given. Made with Metrage 12/2020



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**    
Norwich **01603 740044**

We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Immaculate Detached Family Home
- Four Bedrooms & Principal En-Suite
- Modern Kitchen/Dining Room
- Separate Utility Plus Cloakroom
- Spacious Bay Fronted Sitting Room
- Low Maintenance Rear Garden
- Driveway Parking & Single Garage
- Edge Of Development Location
- Overlooking Attractive Mature Woodland
- EPC Rating Tbc / Council Tax Band D

Description

Situated on the edge of a highly regarded modern development and enjoying an enviable position overlooking mature woodland, this attractive four-bedroom detached family home offers spacious and well-presented accommodation throughout.

Beautifully maintained by the current owners, the property is ideal for modern family living, and early viewing is highly recommended. The accommodation begins with a welcoming entrance hallway featuring stairs rising to the first floor and access to all principal ground floor rooms. A convenient cloakroom is fitted with a contemporary two-piece suite comprising a low-level W/C and wash hand basin. To the front of the property, the generously proportioned sitting room benefits from a bay window that enjoys attractive woodland views, creating a bright and relaxing living space. The impressive kitchen/dining room provides an excellent space for entertaining and family dining, fitted with a range of contemporary wall and base units with complementary work surfaces over. Integrated appliances include an electric oven, four-ring gas hob with extractor hood above. The room further benefits from ceramic tiled flooring, ample space for dining furniture, and French doors opening onto the rear garden. A separate utility room offers additional appliance space and convenient side access.

To the first floor, the landing leads to four well-proportioned bedrooms and a modern family bathroom. The principal bedroom features fitted wardrobes and a stylish en-suite shower room comprising a shower cubicle, low-level WC, and wash hand basin. The family bathroom is equally well-appointed with a panel-enclosed bath and shower over, alongside a vanity unit incorporating a wash hand basin and W/C.

Outside

Externally, the property enjoys a low-maintenance frontage with mature planting, pathway leading to the storm porch, driveway providing ample off-road parking, and access to the single garage.

The enclosed rear garden has been thoughtfully landscaped for ease of maintenance, predominantly paved to create ideal seating and entertaining areas, all bordered by timber fencing for privacy.

Outside

Queens Hill is a popular residential suburb west of Norwich City Centre which was developed in the early 2000's. The development benefits from a primary school and a community centre and is situated with easy access to the A47 Southern Bypass. The Royal Norfolk Showground is situated within **Costessey**, hosting the annual two-day Royal Norfolk Show. During the year it also plays host to numerous events, such as antiques fairs, farmers' markets, craft shows and circus.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

South Norfolk Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
 Council Tax D

Directions

From Sir Alfred Munnings Way, take the first exit onto Fairway and follow the road along. Turn into Allan Bedford Crescent and right into Stoney Grove. Turn right into Foxhouse Road and left into Blyths Wood Avenue, follow the road around into Pump House Close where the property can be found on the left hand side.

