

FREEHOLD



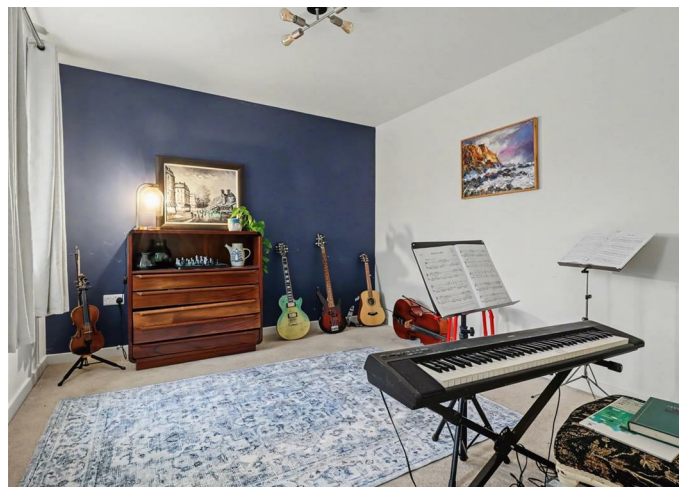
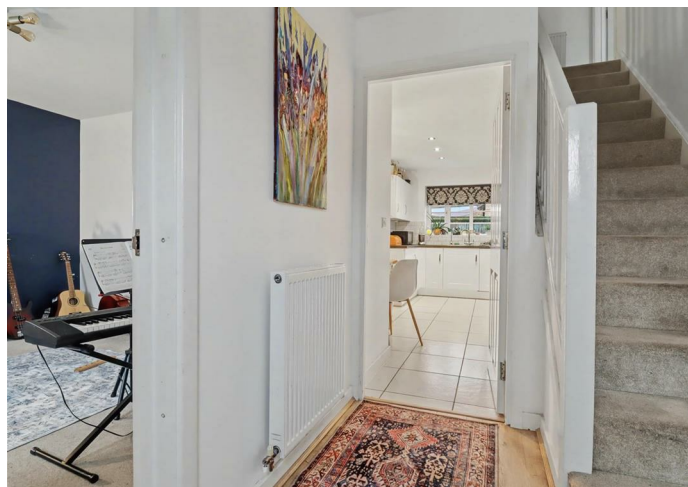
House - Detached

FAIRWAY QUEENS HILLS COSTESSEY NR8 5HE

Offers In Excess Of
£400,000

FEATURES

- Executive Detached
- Five Bedrooms
- Kitchen/Breakfast
- Ensuite
- Garage
- Three Storey
- Two Receptions
- Utility
- Two Bedrooms
- Corner Plot



5 Bedroom House - Detached located in Costessey

Nestled on Fairway, Costessey, Norwich, this impressive detached family home, offers a perfect blend of character and modern living. The property boasts five well-proportioned bedrooms and three bathrooms, making it an ideal choice for families seeking space and comfort.

Upon entering, you are greeted by a welcoming entrance hall that leads to a delightful sitting room, which overlooks the garden. The dining room, currently serving as a music room, provides a versatile space for entertaining or relaxation. The generous kitchen/breakfast room is equipped with integrated appliances and flows seamlessly into a practical utility room, enhancing the functionality of the home. A convenient downstairs WC adds to the practicality of the layout.

The first floor features a staircase leading to the second floor, where you will find the principal bedroom complete with an ensuite shower room, alongside two additional bedrooms and a bathroom that doubles as an ensuite. The second floor offers two further good-sized bedrooms, providing ample accommodation for family or guests.

Set on a corner plot, the property enjoys excellent kerb appeal and includes parking for three vehicles, with a driveway leading to a detached single garage. The rear garden is generously sized and mainly laid to lawn, offering a perfect space for outdoor activities and family gatherings.

This home is ideally located with easy access to local schools, shops, and bus stops, making it convenient for daily life. For those commuting to the University of East Anglia or the Hospital, the A47 and A11 are easily accessible. Additionally, the Longwater retail park is just a mile away, ensuring

that all your shopping needs are within reach.

This exceptional family home is a must-see. Call now to arrange a viewing and discover all that this wonderful property has to offer.

Entrance Hall

Sealed unit double glazed entrance door to the front, stairs to the first floor, doors to the wc, music/dining room and the sitting room.

Wc

Sealed unit double glazed window to the front, wc and wash hand basin.

Music/Dining Room

11'0 10'0

Sealed unit double glazed window to the front and radiator.

Sitting Room

16'0 x 11'11

Sealed unit double glazed double doors to the rear to the garden, radiator.

Kitchen/Breakfast Room

13'0 max x 9'0 min

Sealed unit double glazed window to the rear, range of base and wall mounted units with integrated appliances to include hob and extractor fan over with splash back, oven, dishwasher and fridge/freezer.

Utility Room

9'0 x 5'0

Sealed unit double glazed door to the garden, range of base units and boiler cupboard wall mounted. Space and plumbing for washing machine and further appliance space.

First Floor Landing

Stairs to the second floor and doors to principal bedroom, bedrooms four and five along with the family bathroom that doubles up as an ensuite to bedroom four. Cupboard.

Principal Bedroom

17'0 x 10'0

Sealed unit double glazed windows to the front and radiator, wardrobes, door to ensuite shower room.

Ensuite Shower room

Sealed unit double glazed window to the rear. Shower cubicle, wash hand basin and wc. Heated towel rail.

Bedroom Four

11'0 x 11'0

Sealed unit double glazed window to the rear and radiator.

Bedroom Five

Sealed unit double glazed windows to the front and radiator.

Second Floor Landing

Doors to bedrooms two and three and bathroom.

Bedroom Two

Sealed unit double glazed dormer window to the front, velux style window to the rear and radiator.





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Bedroom Three

14'0 x 12'0

Sealed unit double glazed dormer window to the front and velux style window to the rear. Radiator.

Bathroom

Velux style window to the rear, wc and wash hand basin. Splash backs.

Outside

The front of the property has a small garden and path to the entrance. Driveway to the rear leading to the single garage providing parking for a couple of vehicles. The rear garden is gated and mainly laid to lawn with patio area and is enclosed.



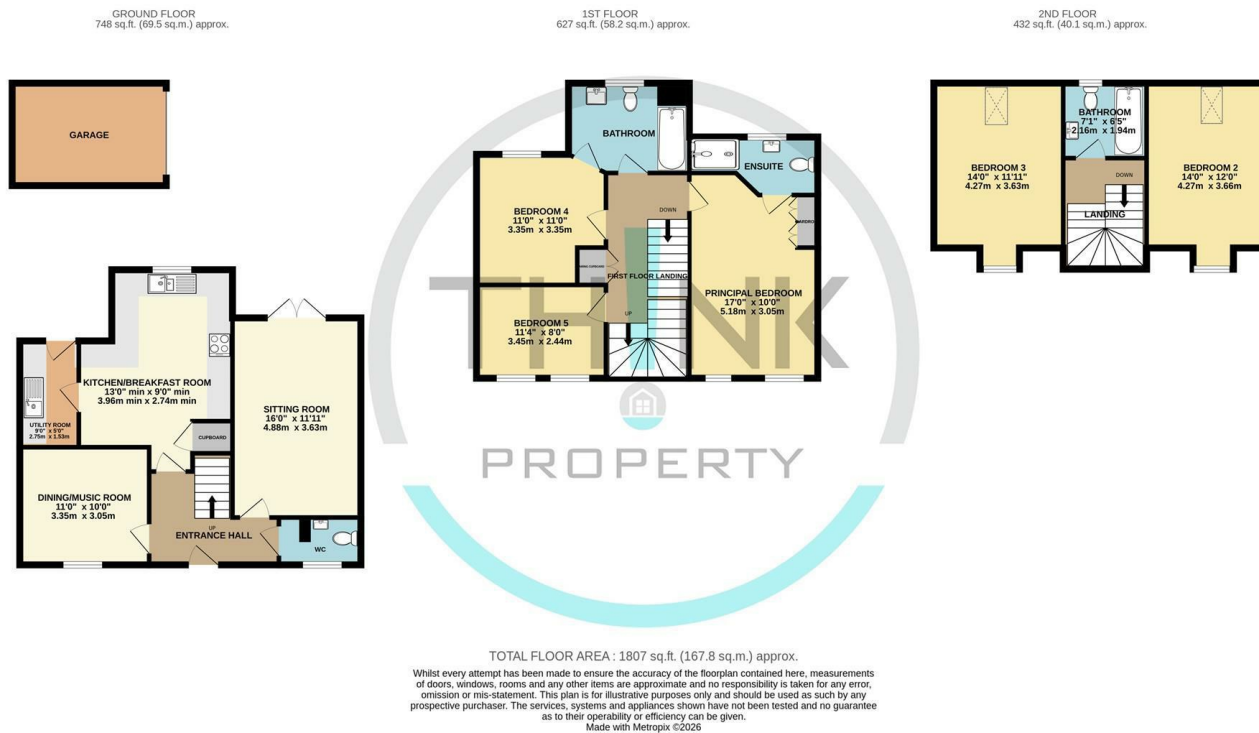
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Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) 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.

