

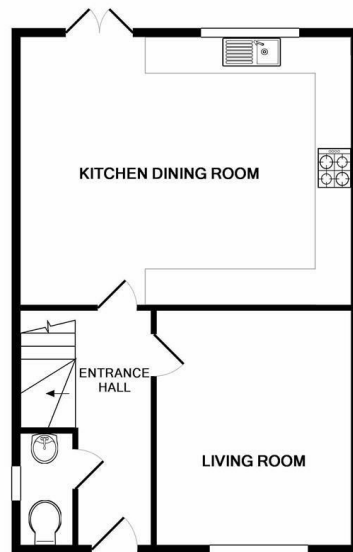


11 Wilderness Road | Costessey | Norwich | NR8 5GJ

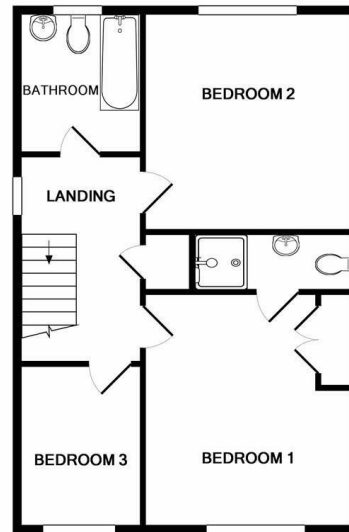
Guide Price £240,000

****GUIDE PRICE £240,000 - £250,000**** Gilson Bailey are delighted to present this well-presented three-bedroom modern home located on the ever-popular Queens Hills development. Ideally positioned close to local shops, schools, a supermarket, and offering easy access to the University, Hospital, A11 and A47, this property provides convenient modern living. The accommodation includes a welcoming entrance hall, cloakroom, spacious living room, and an impressive modern kitchen/dining room. Upstairs offers a master bedroom with en-suite, a second double bedroom, a generous third bedroom, and a family bathroom. Outside features include a private rear garden, single garage and parking, plus double glazing and gas central heating. A superb family home in a sought-after location – early viewing is highly recommended!





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Location

This sought after development is situated west of the Cathedral City centre of Norwich on the outskirts of Costessey, you are within easy reach of a good selection of amenities including primary schools, supermarkets, various retail outlets at the Longwater Retail Park and also excellent public transport from Queens Hills in and out of Norwich City centre with ease of access onto the A47 southern bypass.

Accommodation Comprises

Door to

Entrance

Part glazed front door to entrance hall, storage, stairs to first floor, radiator.

Downstairs Cloakroom

Modern white suite comprising WC and wash basin. Laminate floor, frosted window, radiator.

Living Room 13'9" x 10'5"

Living room with big front aspect window which allows much natural light in providing the room with a bright and welcoming feel. TV / BT / CABLE points, radiator.

Kitchen/Dining Room 18'0" x 11'5"

Very impressive 18ft kitchen dining room with ample storage and work surface. Appliances include gas hob, double oven, cooker hood, dishwasher and washing machine. Space for further appliances. Dining area, double doors to garden, inset spot lighting.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'5" x 9'10"

Master bedroom suite, front aspect window, built in double wardrobe, TV / BT points, radiator. Door to en-suite.

En Suite

Modern white suite comprising shower cubicle, WC and wash basin. Inset spot lights, radiator.

Bedroom Two 9'10" x 9'10"

Second double bedroom rear aspect window, radiator.

Bedroom Three 7'6" x 7'6"

Good sized third bedroom, front aspect window, radiator. This room would also make an excellent home office.

Bathroom

Modern suite in white comprising bath, WC and wash basin. Inset spot lighting, frosted window, radiator.

Garden

Fully enclosed rear garden, mainly laid to lawn with patio area.

Garage and Parking

Single garage in a block with up & over door. Private parking in front of the garage and further on street parking.

Local Authority

South Norfolk District Council, Tax Band C.

Tenure


Freehold

Utilities

Fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	78	
(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	

Local Authority

South Norfolk District Council, Tax Band C

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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