

FREEHOLD



House - Terraced

# REDPOLL ROAD QUEENS HILLS COSTESSEY NR8 5FZ

Offers In Excess Of

# £220,000

## FEATURES

- Terraced House
- Entrance Hall
- Wc
- Sitting/Dining Room
- Kitchen
- Landing
- Three Bedrooms
- Bathroom
- Parking
- Close To Shops



# 3 Bedroom House - Terraced located in Norwich

Nestled in a tranquil corner of Redpoll Road, Costessey, Norwich, this charming home offers a delightful blend of modern living and privacy. Constructed in 2014, this home spans an impressive 775 square feet and is situated within a small mews, providing a serene atmosphere away from the hustle and bustle.

Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient WC. The heart of the home is the inviting kitchen, which flows seamlessly into the sitting/dining room. This area boasts lovely views over the surrounding woodland, creating a peaceful backdrop for both relaxation and entertaining.

Venture upstairs to discover a well-designed landing that grants access to three comfortable bedrooms, perfect for families or those needing extra space. The bathroom is also located on this level, ensuring convenience for all.

Outside, the property features a tandem driveway with parking for two vehicles, a valuable asset in today's market. The rear garden is a true highlight, being enclosed and primarily laid to lawn, offering a safe and private space for outdoor activities or simply enjoying the fresh air.

This property is a must-see for anyone seeking a modern home in a desirable location. The sellers are eager to move, making this an excellent opportunity for prospective buyers. Don't miss your chance to view this lovely home in Costessey.

## Entrance Hall

Sealed unit double glazed door to the front, stairs to the first floor, door to wc, kitchen and sitting/dining room. Radiator.

## Wc

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

## Kitchen

10'0 x 7'0

Sealed unit double glazed window to the front, range of base and wall mounted units, sink, integrated hob, oven with extractor fan over, space for fridge/freezer and washing machine. Tiled splash backs and radiator.

## Sitting/Dining Room

14'0 max x 14'0 max

Sealed unit double glazed window and double doors out to the rear garden. Cupboard and radiator.

## Landing

Airing cupboard, doors to three bedrooms and the bathroom.

## Principle Bedroom

7'10 x 12'0

Sealed unit double glazed window to the rear, radiator and built in wardrobe.

## Bedroom Two

11'0 x 8'0

Sealed unit double glazed window to the front and radiator.

## Bedroom Three

6'0 x 6'0

Sealed unit double glazed window to the rear and radiator.

## Bathroom

Sealed unit double glazed window to the front, panel bath with screen and shower over, wc and wash hand basin and radiator. Tiled splash backs.

## Outside

To the front of the property there is a small garden area with pathway to entrance. Tandem parking spaces. The rear garden is enclosed by panel fencing, lawned with patio area.



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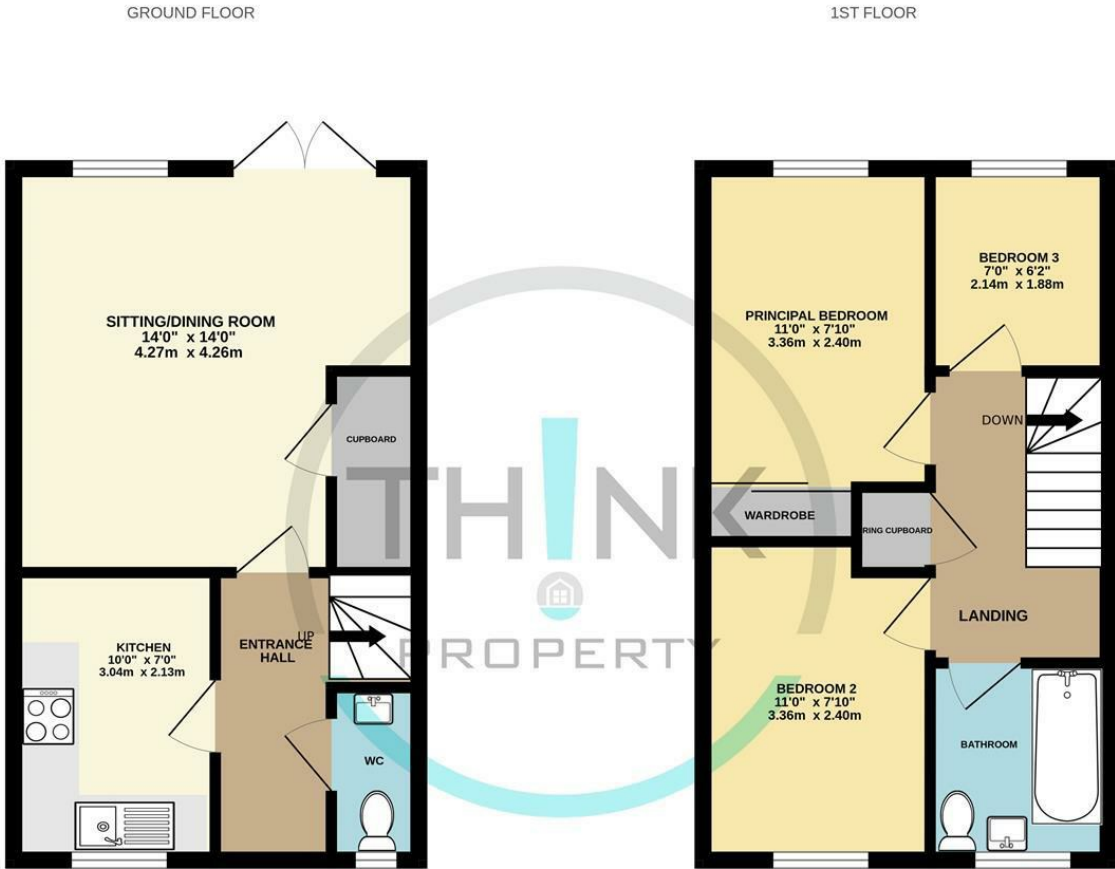
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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.

