

propertyladder



Linnet Road, Costessey, NR8 5AF

Modern Detached Four Bedroom Home – No Chain!

GUIDE PRICE £350,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

Costessey Charm - Contemporary Practicality!

A modern and well-proportioned detached family home set within a popular development in Costessey, offering spacious and versatile accommodation across two floors. The ground floor features a welcoming entrance hall, two generous reception rooms, a modern kitchen, and a convenient cloakroom/WC.

Upstairs, there are four bedrooms including a well-appointed main bedroom with an en suite shower room, and a separate family bathroom.

The décor throughout is largely neutral, providing a blank canvas ready for personalisation.



“a fully enclosed rear garden laid to lawn, perfect for outdoor entertaining or family play”



Overview

- Modern Detached Family Home In Popular Costessey Location
- Four Bedrooms Including En Suite To Principal Bedroom
- Two Spacious Reception Rooms
- Stylish Modern Kitchen
- Ground Floor WC
- Family Bathroom With White Suite
- Neutral Décor Throughout
- Enclosed Rear Garden Laid To Lawn
- Single Garage With Driveway Parking
- Offered With No Onward Chain



Location

Queen's Hills is a modern and popular residential development located on the western edge of Norwich, within the parish of Costessey. Favoured by families, professionals, and first-time buyers alike, the area offers a superb blend of contemporary living and community convenience. Residents benefit from a range of local amenities, including a Co-op supermarket, primary school (Queen's Hill Primary & Nursery), community centre, and several children's play areas.



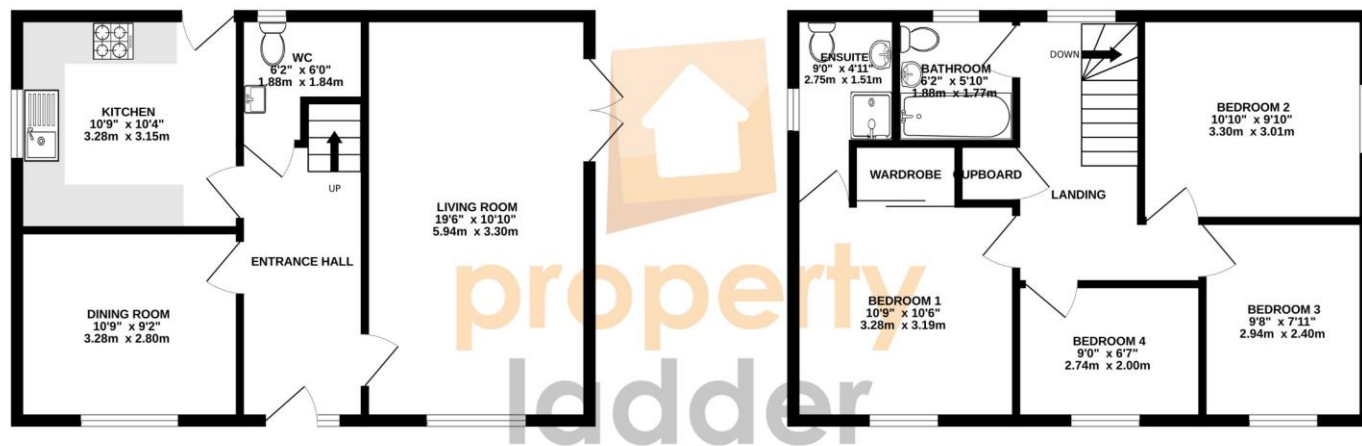
Outside

Outside, the property enjoys a fully enclosed rear garden laid to lawn, perfect for outdoor entertaining or family play. A single garage and driveway parking complete the offering.

This superb home is offered with no onward chain, making it an ideal choice for buyers looking for a smooth and swift purchase

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.

1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.0 sq.m.) approx.

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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	87 B

COUNCIL TAX BAND: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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