



Peter Pulling Drive | Costessey | NR8 5GP
Guide Price £250,000

twgaze

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A well-presented three bedroom end terrace home located on the popular Queens Hill development. The property offers a spacious lounge, modern open plan kitchen/diner, three bedrooms including a main bedroom with en-suite, plus a private garden and garage. An ideal family home in a popular residential location.

- Guide Price £250,000 - £260,000
- Three bedrooms
- Main bedroom with en suite
- Lounge
- Kitchen/diner
- Ground floor W.c and first floor bathroom
- Private rear walled garden
- Garage with parking

Location

Queens Hill can be found to the west of Norwich with a selection of amenities including good primary selection of shops, popular local pubs also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

The Property

A well-presented three-bedroom end-terrace home offering spacious and versatile accommodation across two floors. The property opens into a welcoming entrance hall, leading to a good-sized lounge, ground-floor





cloakroom and a well proportioned kitchen/dining room. The kitchen/diner benefits from patio doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living space. To the first floor, a large landing provides access to three bedrooms. The main bedroom benefits from its own en-suite shower room, while there is also a further double bedroom, a single bedroom and a family bathroom.

Outside

To the rear of the property is a beautifully enclosed, walled garden, featuring a paved patio area, well-maintained lawn and an attractive selection of established shrubs and mature trees. The garden also benefits from a useful brick built garage, providing excellent storage and practical convenience.

Services

Mains electric, mains water, mains drains and gas central heating

How to get there

What3words: /// reflected.headstone.doubt

Viewing

By appointment with TW Gaze

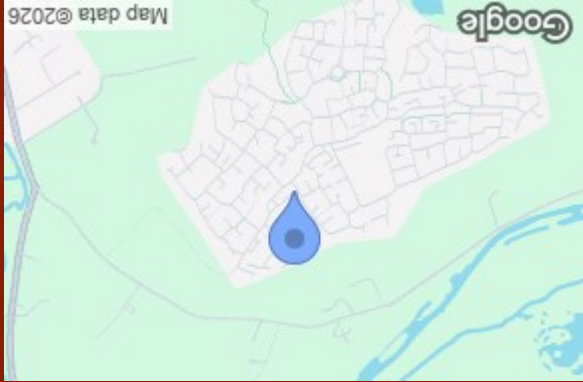
Freehold Property with leasehold garage (999 years from

Council Tax:

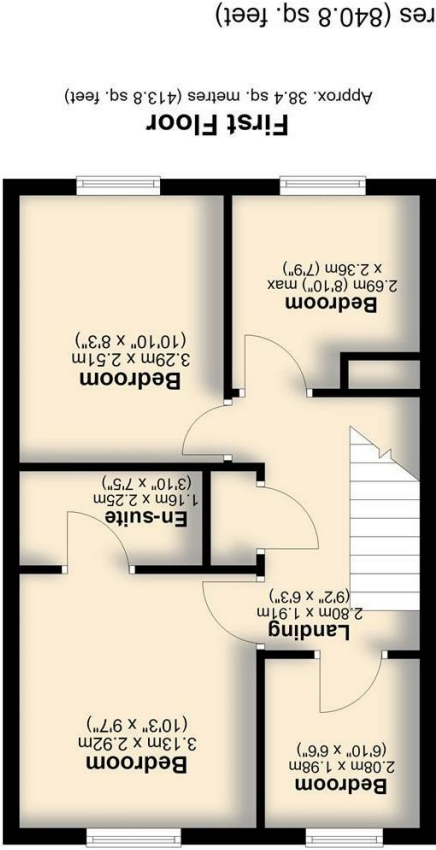
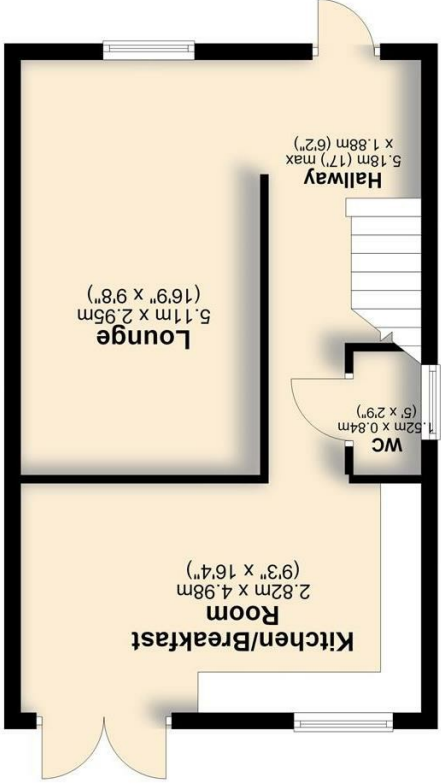
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20355/LK



Energy Efficiency Rating	
Current	84
Potential	80
Very energy efficient - lower running costs	
A (91-93)	
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Total area: approx. 78.1 sq. metres (840.8 sq. feet)

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