

Peter Pulling Drive | Costessey | NR8 5GP

Guide Price £240,000 - £260,000

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 £240,000 - £250,000
- Three bedrooms
- Main bedroom with en-suite
- Lounge
- Kitchen/diner
- Ground floor cloakroom 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 a good selection of shops and popular local pubs, together with good access to the University of East Anglia, University Hospital, A47 Southern Bypass and 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 indoor and outdoor living. 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:

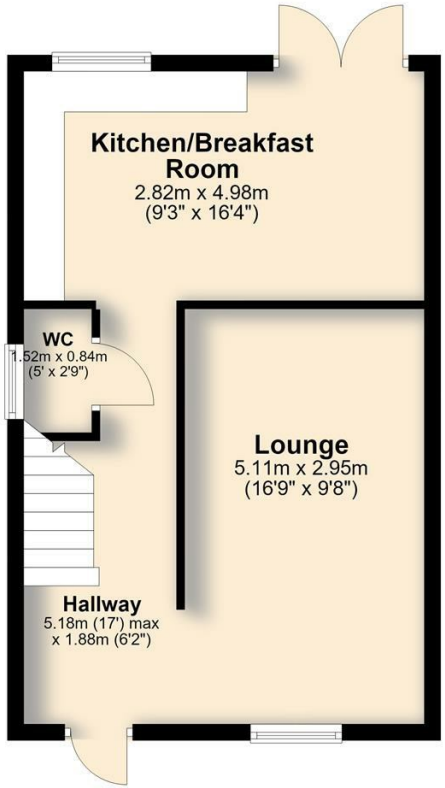
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20355/LK

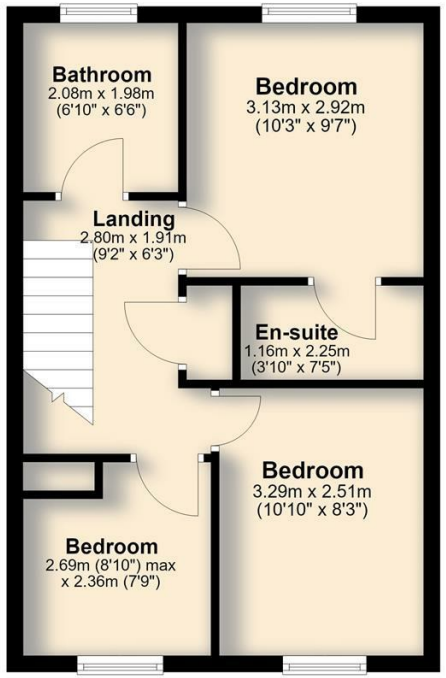






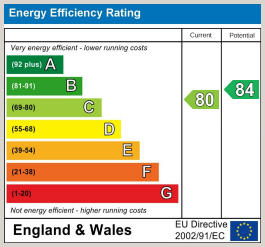


Ground Floor
Approx. 39.7 sq. metres (427.0 sq. feet)



First Floor
Approx. 38.4 sq. metres (413.8 sq. feet)

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



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