



Lords Hill, Costessey, Norwich

Guide Price £250,000 Freehold

Energy Efficiency Rating : C

- ✓ No Chain!
- ✓ Semi-Detached Home
- ✓ Over 900 Sq. ft (stms)
- ✓ Driveway & Car Port Parking
- ✓ Low Maintenance Gardens
- ✓ 15' Sitting Room with Conservatory
- ✓ 15' Kitchen/Dining Room & Utility Room
- ✓ Three Bedrooms



To arrange an accompanied viewing please call our Costessey Office on 01603 336446



IN SUMMARY

An IDEAL FIRST BUY or FAMILY HOME, this semi-detached property offers over 900 Sq. ft (stms) of living space, with a symmetrical design offering a 15' OPEN PLAN KITCHEN/DINING ROOM and 15' SITTING ROOM - both with DUAL ASPECTS. Parking is located on a DRIVEWAY and CARPORT which is adjacent to the property, whilst the GARDENS are LOW MAINTENANCE with an ARTIFICIAL LAWN. Internally the hall entrance leads to the cloakroom, whilst the UTILITY ROOM offers further storage, and the CONSERVATORY extends the living space. Upstairs, THREE BEDROOMS lead off the landing, with an IMMACULATE FAMILY BATHROOM, and both BUILT-IN WARDROBES and an EN SUITE SHOWER ROOM to the main bedroom.

SETTING THE SCENE

Fronting Lords Hill, the property occupies a corner plot with green space adjacent, and the walled garden running to the side of the property. Interesting brick detailing makes for an attractive frontage, whilst the parking is located in the row of car ports to the right.

THE GRAND TOUR

Heading inside, wood effect flooring makes for an easy to maintain entrance, with smooth ceilings and

the stairs leading up. Straight ahead, the cloakroom offers a two piece suite with tiled splash backs and a feature tiled effect wall. The sitting room is to the right hand side, extending to 15' with a media control panel for television and telephone points, with the same wood effect flooring running through the property. uPVC double glazed French doors lead to the conservatory, with garden views and further French doors leading to the garden. The 15' kitchen/dining room offers ample space for a table, with three windows flooding the room with light. Built-in appliances include a gas hob, electric eye level double oven, fridge freezer and dishwasher. Gloss fronted cabinets and spotlights ensure the room is highlighted when entertaining. The utility room extends the storage, whilst housing the integrated washing machine. Upstairs, three bedrooms lead off the landing, including the main bedroom with a built-in wardrobe. The en suite shower room is partly tiled, as is the family bathroom which includes a shower over the bath.

THE GREAT OUTDOORS

Built to entertain and relax, the garden is walled to three sides, with fencing between the adjoining garden. Artificial lawn and a patio area are perfect for outside dining, with a timber shed offering storage, and a gated access to the parking area.

OUT & ABOUT

The development of Queens Hill is located on the fringes of Costessey. Local schooling is located within walking distance, and a regular bus link into Norwich City centre is provided. The nearby Longwater Retail Park offers a fantastic range of shops and supermarket, whilst the A47 leads to Norwich and the A11.

FIND US

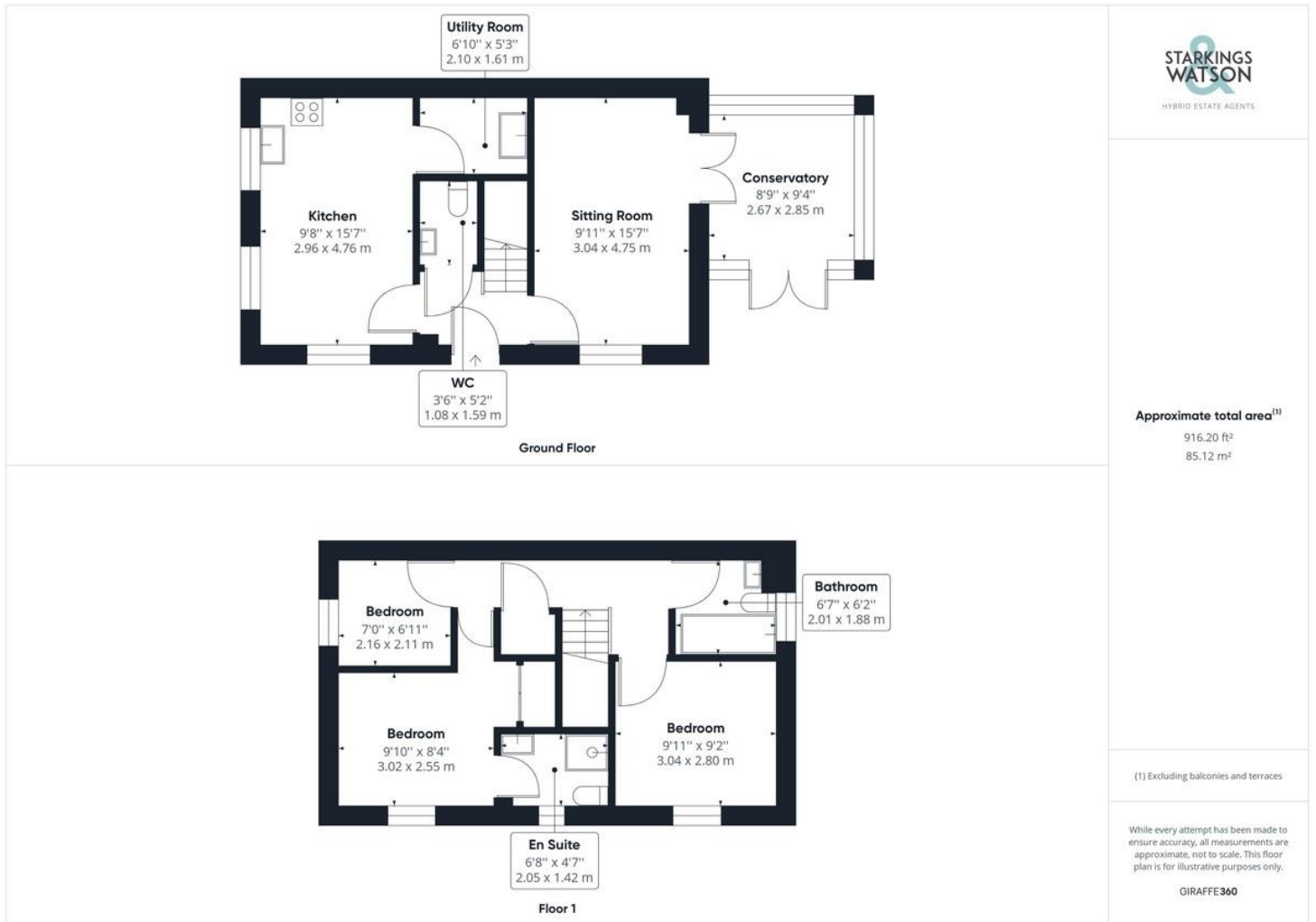
Postcode : NR8 5GE

What3Words : ///offices.impressed.beginning

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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