

# ALLAN BEDFORD CRESCENT

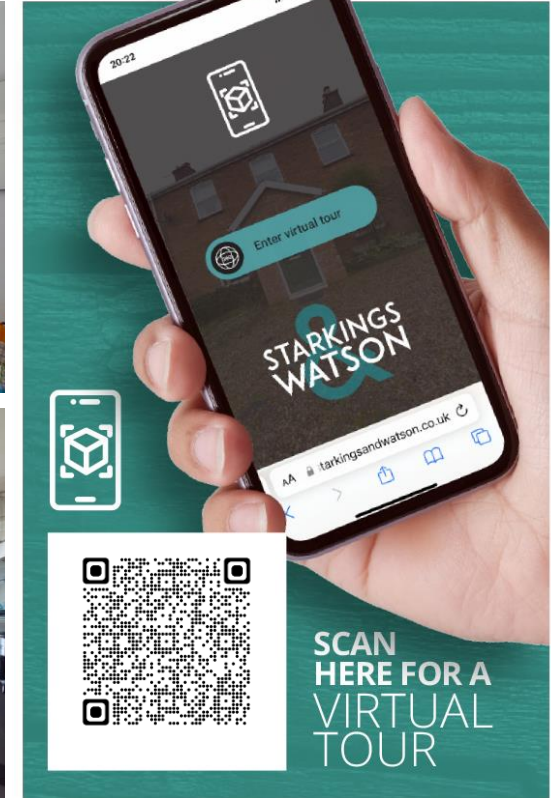
## Queens Hill, Costessey NR8 5HH

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336446

# FOR SALE

# PROPERTY



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- Detached Family Home
- Corner Plot Location
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom, En-Suite & WC
- Close to Longwater & A47
- Larger than Average Garden
- Garage & Driveway Parking

### IN SUMMARY

VENDORS FOUND an END OF CHAIN property. Occupying a CORNER PLOT, the GARDEN for this home is LARGER THAN AVERAGE, with parking to side and a GARAGE. At ground level, there is an OPEN PLAN KITCHEN/DINING ROOM which includes INTEGRATED APPLIANCES and plenty of space for a DINING TABLE, the SITTING ROOM with FRENCH DOORS to the garden, entrance hall and CLOAKROOM. Upstairs THREE BEDROOMS lead off the landing, of which one has an EN SUITE SHOWER ROOM, along with the FAMILY BATHROOM.

### SETTING THE SCENE

The property is approached via a hard standing pathway which leads to the front door. There are bark chippings to front which create a perfect space for potted plants. The parking area is finished with brick-weave underfoot, leading to the garage and with gated access to the rear garden.

### THE GRAND TOUR

Stepping inside, the entrance hall is home to the stairs, a built-in storage cupboard and provides access to the cloakroom, sitting room and kitchen/dining room. The cloakroom has a two-piece suite with hard wearing flooring. Into the kitchen, there are cabinets at wall and base level with integrated appliances for cooking in the form of an electric oven, gas hob with a glass splash-back and extractor fan above. There is also a built-in dishwasher, washing machine, fridge and freezer - with plenty of space for a dining table in front of the window. The sitting room runs the full depth of the house with window to front and French doors to rear. Upstairs, all three bedrooms have fitted carpet, one bedroom has built in wardrobes, whilst another has free standing mirrored wardrobes and the main bedroom has an en suite shower room. The family bathroom has a three-piece suite with a bath, low level W.C and a hand wash basin.

### THE GREAT OUTDOORS

Stepping out of the French doors in the sitting room, a raised decking runs across the rear of the property creating a lovely entertaining space. The garden is enclosed with timber panel fencing whilst an area of lawn and a hard-standing footpath connects to the side access leading to the garage, driveway and front of the property.



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#### OUT & ABOUT

The development of Queens Hills is located on the fringes of Costessey. Queens Hills Country Park (spanning 90 acres) is rich in wildlife and is in walking distance to this property. At the park you will find routes for dog walkers, 'the lagoon' an area of woodland with a lake meaning nature lovers to be at one with nature. 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 5HH

What3Words : ///woods.interlude.sharpen

#### VIRTUAL TOUR

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

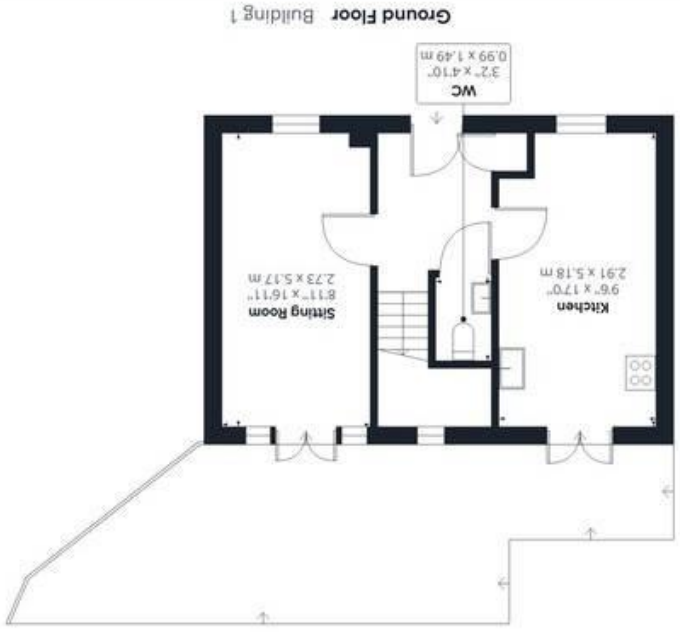
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
831.19 ft<sup>2</sup>  
77.22 m<sup>2</sup>