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Kestrel Avenue, Costessey, NR8
A Chain Free Semi-Detached Home With Three Bedrooms.

£270,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2023, 2024 & 2025

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

Your Queens Hills Chapter Begins

Situated in the ever popular Queens Hills development, this well presented semi detached home is offered to the market with no onward chain!

The ground floor comprises an entrance hall, with a convenient cloakroom/WC immediately to the right, while to the left is a spacious 15ft living room. To the rear, a modern kitchen/diner spans the width of the property, overlooking the rear garden and benefiting from a range of fitted appliances. Upstairs, the landing provides access to three bedrooms, with the principal bedroom featuring built in wardrobes and its own en-suite shower room. A family bathroom completes the first floor accommodation.



“fully enclosed garden enjoys plenty of sunshine and has been designed with low maintenance in mind, being laid entirely to patio”



- No Onward Chain
- Three Bedrooms Off Landing
- Driveway For Two Vehicles To Side Of House
- En-Suite To Master & First Floor Family Bathroom
- Modern Kitchen/Diner Spanning Rear Of House
- Entrance Hall & Ground Floor WC
- Enclosed Low Maintenance Garden
- Spacious 15ft Living Room



Location

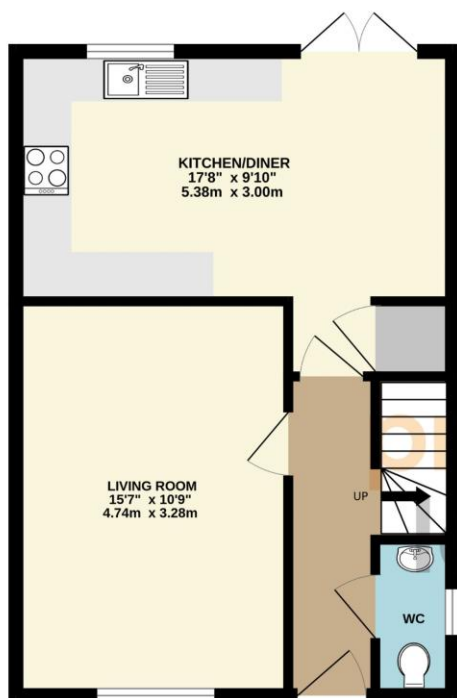
Kestrel Avenue is situated within the Queens Hills development in Costessey, to the west of Norwich, offering a popular residential setting with a range of amenities close at hand. The area is particularly appealing to families, with Queen's Hill Primary and Nursery School located within the development itself, alongside a selection of local shops and convenience stores for everyday essentials. The nearby Longwater Retail Park provides an extensive choice of supermarkets, retail outlets, restaurants and other leisure facilities, whilst the surrounding development benefits from attractive green spaces, play areas and Queen's Hills Community Park, ideal for walking and enjoying the outdoors. For commuters, there are regular bus services into Norwich city centre, while convenient access to the A47 and A11 provides connections to the wider road network. Combining local amenities, schooling and access to the city.



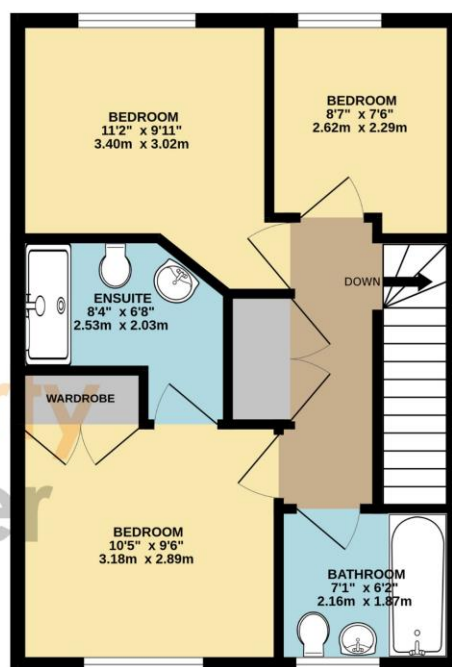
Outside

Outside, the property benefits from a private driveway situated directly to the side of the house, providing off road parking for two vehicles. To the rear, the fully enclosed garden enjoys plenty of sunshine and has been designed with low maintenance in mind, being laid entirely to patio. A useful rear gate provides additional access from the adjoining alleyway, allowing the garden to be accessed conveniently from both the property and the rear.

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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 a guide only.

Full EPC available upon request

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: C

Local Authority: South Norfolk Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



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All measurements, areas and distances are approximate. Photographs, floorplans and other illustrations are provided for guidance and may not be to scale. The particulars do not form part of any contract and should not be relied upon as a statement of fact.

Prospective purchasers should make their own enquiries regarding the property, including matters relating to planning, building regulations, alterations, boundaries, tenure and any other relevant consents or restrictions. Property Ladder has not tested any services, systems, appliances, equipment or facilities and purchasers should satisfy themselves as to their condition, operation and suitability.

Any information relating to the property which may be considered material should be verified by the purchaser and their legal adviser before entering into a contract.

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