



## Linnet Road, Costessey, NR8

A spacious, versatile five bedroom detached house-with no onward chain!

GUIDE PRICE **£369,000** FREEHOLD



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# WHERE GENEROUS LIVING TRULY SHINES!

Offered with no onward chain, this impressive detached family home in the Queens Hills development provides spacious and versatile accommodation throughout!

The ground floor comprises a welcoming entrance hall, a generous living room, a formal dining room, and a versatile study which could also serve as a fifth bedroom. The modern fitted kitchen features double doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining, while a separate utility room and ground floor WC add further practicality. To the first floor, a spacious landing leads to four well proportioned double bedrooms, including an impressive master suite benefitting from a large walk in dressing room and en-suite shower room. The first floor is complete with a family bathroom.



*“accommodation arranged over three well designed floors”*



## Overview

- Detached Family Home
- Four Double First Floor Bedrooms
- Versatile Ground Floor Fifth Bedroom/Study
- No Onward Chain
- Kitchen & Separate Utility Room
- Two Reception Rooms
- Driveway & Garage
- En-Suite & Walk In Dressing Room To Master
- Entrance Hall & Ground Floor WC
- First Floor Family Bathroom



## Location

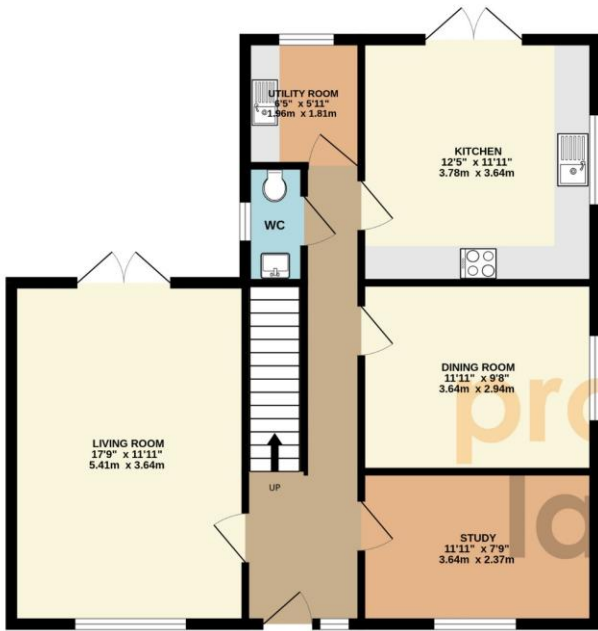
Queens Hills is a popular and well established residential development located within the popular suburb of Costessey, to the west of Norwich. The area is exceptionally well served by local amenities, including a primary school, nursery facilities, convenience stores, takeaways, a pharmacy, and regular public transport links into Norwich city centre. Nearby, residents can enjoy the extensive shopping, dining and leisure facilities at Longwater Retail Park, home to a range of supermarkets, high street retailers, restaurants and fitness facilities. The Norfolk & Norwich University Hospital, the University of East Anglia and Norwich Research Park are all within easy reach, making the area particularly attractive to professionals and families



## Outside

Outside, the property benefits from a driveway and garage located to the rear of the house, providing off road parking and storage. Occupying a generous corner plot, the rear garden proves a generous size. Fully enclosed, the garden consists of patio areas and well maintained lawn.

**GROUND FLOOR**  
742 sq.ft. (68.9 sq.m.) approx.



**1ST FLOOR**  
742 sq.ft. (68.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1483 sq.ft. (137.8 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FULL EPC AVAILABLE UPON REQUEST**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: E**

**LOCAL AUTHORITY: SOUTH NORFOLK COUNCIL**

**SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING**

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