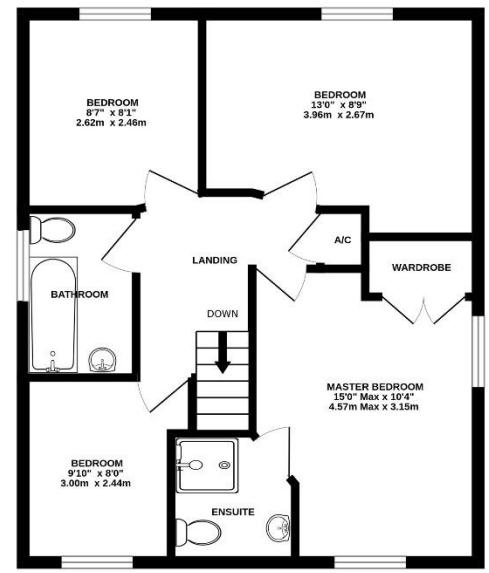
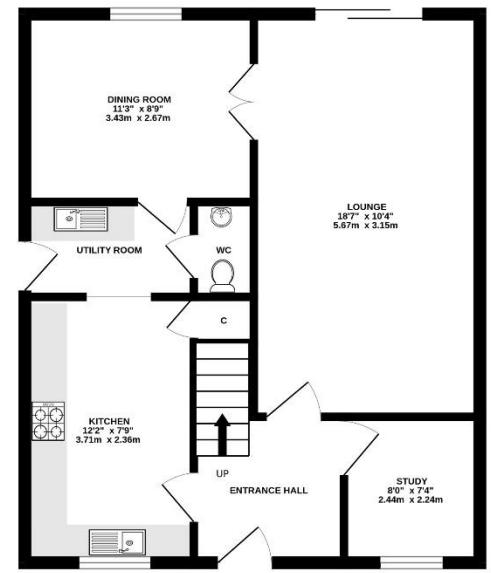




ICONIC  
ESTATE AGENTS

Peacock Grove, Costessey  
OIEO £325,000 Freehold



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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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham 01603 261104  
Norwich 01603 740044

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Well Presented Detached Family Home
- Four Bedrooms With Master En-Suite
- Kitchen & Utility Room
- Spacious Lounge & Study
- Separate Dining Room
- Modern Bathroom Suite
- Sunny Enclosed Private Rear Garden
- Garage & Ample Parking
- Sought After Cul-de-Sac Location
- EPC Rating C /Council Tax Band C

## Description

Iconic estate agents are delighted to offer for sale this well presented detached, Bovis built family home in a sought after position in Queens Hills, Costessey.

The spacious family home boasts generous accommodation throughout which comprises; entrance hall with stairs rising to the first floor, study/play room, 18ft lounge with patio doors leading out onto the enclosed garden, kitchen with a range of wall and base units with work surface over and an integrated five ring gas hob, an eye level oven and grill plus integrated fridge/freezer and dishwasher. There is a separate utility area and a separate cloak room.

The downstairs accommodation is completed by the dining room which boasts French doors to the lounge and a doorway through to the utility room. Upstairs there are four generous bedrooms and a recently updated three piece family bathroom suite off the landing with the master bedroom offering both fitted wardrobes and an en-suite shower room.

## Outside

Outside the property has a small garden with artificial grass to the front along with larger than average driveway to the side of the property which leads to a garage. The fence enclosed private rear garden is mostly laid to lawn with three patio areas to catch the all day sun, plant and shrub beds and an enviable non overlooked position.

## Location

The property is located within easy access to the local school, parade of shops and is on a regular bus route with busses 24 & 24A servicing the area. The A47, Norfolk Showground and the Longwater Retail Park are also within easy access along with good links into Norwich City Centre

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

## Local Authority

South Norfolk Council, The Horizon Centre, Broadland Business Park, Peachman Way, Norwich, NR7 0WF  
 Council Tax C

## Tenure

Freehold

## Directions

From Sir Alfred Munnings Way, take the first exit onto Poethlyn Drive. Turn left into Peter Pulling Drive and right into Peacock Grove and follow the road along and turn left where the property can be found indicated by our For Sale Board.

## Agents Notes:

There is a ground maintenance charge of £345.99 pa.

