

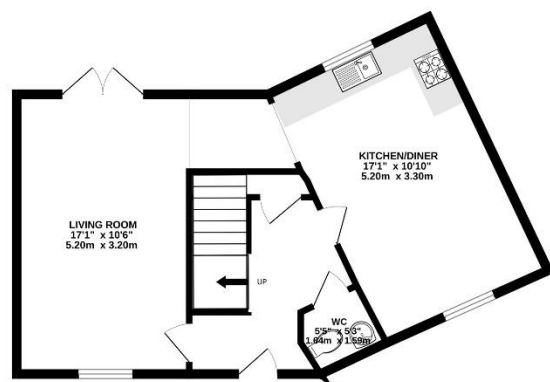


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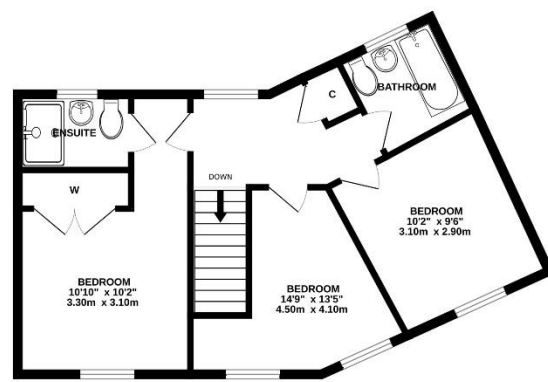
Charlotte Drive, Costessey  
OIEO £285,000 Freehold



GROUND FLOOR



1ST FLOOR



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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- Immaculate Detached Family Home
- Entrance Hallway With Cloakroom
- Three Bedrooms & Master En-Suite
- Spacious Lounge
- Modern Kitchen/Dining Room

- Three Piece Family Bathroom Suite
- Enclosed Rear Garden
- Car Port & Driveway Providing Parking
- Situated On The Edge Of The Development
- EPC Rating B / Council Tax Band C



## Description

Iconic are thrilled to present this beautifully maintained three-bedroom detached home, ideally located on the edge of the sought-after Queens Hills development.

Enjoying a prime position, the property is presented in excellent condition throughout and early viewing is highly recommended.

Step inside to find a welcoming entrance hallway with convenient under-stairs storage and a ground floor cloakroom/WC. The well proportioned sitting room features elegant hardwood flooring and French doors that open directly onto the rear garden creating a seamless indoor-outdoor flow. The spacious kitchen/dining room is perfect for family life and entertaining alike, offering plenty of space for a dining table. The kitchen is fitted with a stylish range of contemporary wall and base units, complemented by ample worktop space. Integrated appliances include a cooker with separate hob, fridge/freezer, and dishwasher.

Upstairs, you'll find three generously sized bedrooms and a modern family bathroom. The principal bedroom benefits from a sleek en-suite shower room, complete with a three-piece suite. The family bathroom also offers a three-piece suite with low-level WC, hand wash basin, and a bath with shower over.

## Outside

Outside, the rear garden is fully enclosed and mainly laid to lawn, with a patio and decked seating area surrounded by a variety of mature flower and shrub borders, perfect for relaxing or entertaining. To the front, a private carport and driveway provide ample off-road parking.

This delightful family home offers space, style, and a superb location, don't miss the opportunity to make it yours.

## Location

Costessey is a popular residential village located 4 miles west of Norwich City Centre and is situated in the valley of the River Wensum. Both New and Old Costessey have excellent amenities including 4 pubs, doctors' surgeries, veterinary surgery and dentist. There are 5 schools catering for children of all ages, a variety of shops and a popular retail park. The Royal Norfolk Showground is situated within Costessey, hosting the annual two-day Royal Norfolk Show. During the year it also plays host to numerous events, such as antiques fairs, farmers' markets, craft shows and circus.

## 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,  
Peachman Way, Broadland Business Park, Norwich,  
NR7 0WF  
Council Tax C

## Tenure

Freehold

## Directions

From Sir Alfred Munnings Road, take the first exit onto Fairway. Follow the road along and turn left into Allan Bedford Crescent. Turn into Charlotte Drive where the property can be found on the right hand side.

