

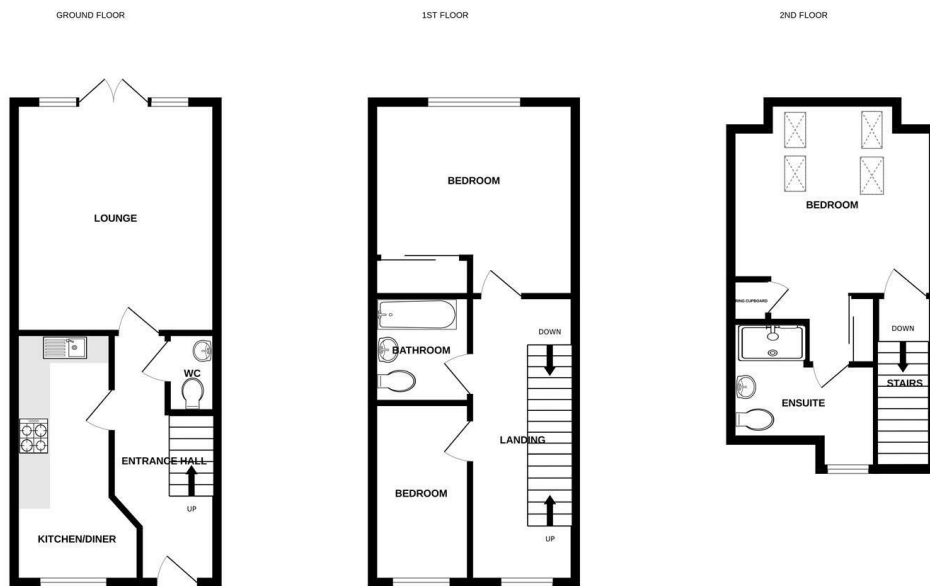


3 Dunnock Drive | Costessey | Norwich | NR8 5FF

Guide Price £270,000

****GUIDE PRICE £270,000 - £280,000**STUNNING MODERN TOWNHOUSE WITH A GARAGE**** Gilson Bailey are delighted to offer this smartly presented and spacious, three bedroom, three-storey townhouse, pleasantly positioned within the sought-after Queens Hill development and offering versatile accommodation ideally suited to modern family living. Presented in excellent condition throughout, the ground floor comprises a welcoming entrance hall, generous lounge, well-appointed kitchen/diner providing an excellent space for everyday dining and entertaining, and a convenient WC. On the first floor, there are two well-proportioned bedrooms and a family bathroom off landing, while the entire second floor provides a fantastic main bedroom suite, featuring a large double bedroom and newly fitted luxury en-suite shower room, creating an impressive private space away from the rest of the home. Outside, there is a low-maintenance rear garden, ideal for relaxing and entertaining without the upkeep, together with the valuable benefit of a garage and parking in front. Further benefits include double glazing and gas heating. Combining excellent presentation, flexible three-storey accommodation, a superb main bedroom suite and useful parking, this attractive Queens Hill home is ready for its new owners to move straight into and enjoy, so be quick to book a viewing.





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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Location

This sought after development is situated west of the Cathedral City centre of Norwich on the outskirts of Costessey, you are within easy reach of a good selection of amenities including primary schools, supermarkets, various retail outlets at the Longwater Retail Park and also excellent public transport from Queens Hills in and out of Norwich City centre with ease of access onto the A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 13'8" x 12'9"

Kitchen/Diner 15'10" x 7'10"

WC 5'10" x 2'9"

First Floor Landing

Doors to two bedrooms, bathroom and stairs to second floor.

Bedroom Two 12'10" x 12'5"

Bedroom Three 11'5" x 6'3"

Bathroom 6'9" x 6'3"

Second Floor Landing

Door to:

Bedroom One 18'11" x 10'9"

En-Suite 9'2" x 7'1"

Outside

Shingled garden enclosed by timber fencing with rear gate access leading to garage with parking in front.

Local Authority

South Norfolk District Council, Tax Band C.

Tenure

Freehold

Service Charge £25 per month.

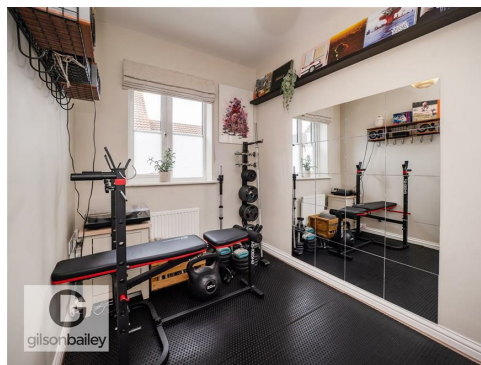
Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band C

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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