



73 Woodpecker Way, Costessey

£300,000 Freehold



websters.

Websters are delighted to offer this exquisite three/four-bedroom townhouse in the coveted Queens Hills development, ideally situated for easy access to the A47 and a wealth of local amenities. The ground floor welcomes you with a spacious hallway, a handy WC, and an open-plan living area featuring a fully integrated kitchen with top-tier units and appliances. French doors lead out to a beautifully low-maintenance rear garden, complete with artificial grass and a patio. On the first floor, you'll find two bedrooms, one of which boasts a delightful Juliet balcony, along with a sleek, modern family bathroom. The second floor hosts two double bedrooms, one with an en-suite bathroom and a fitted wardrobe. Additional features include allocated off-road parking and a garage. This outstanding home is perfect for families or professionals seeking a stylish, convenient living environment in a prime location.

Council Tax band: TBD

Tenure: Freehold



- Principle bedroom with en-suite
- Accommodation over three floors
- Off road parking with garage
- Open plan kitchen/diner
- Four bedrooms
- Council tax band C



ENTRANCE HALL

Composite UPVC double-glazed window with privacy glass at the front, a radiator, stairs to the first floor, and access to both the WC and kitchen

W.C

UPVC double-glazed window at the front, WC, half-tiled walls, standalone sink basin, gas central heating boiler, radiator, and wood-effect vinyl flooring

OPEN PLAN KITCHEN/DINING/LIVING

Dimensions: 26' 4" x 12' 5" (8.03m x 3.79m). A range of modern high and low base units with integrated appliances including a fridge freezer, electric double oven, gas hob with extractor, dishwasher, and washing machine. Breakfast bar style worktop with seating, space for dining table and lounge seating, under-stairs storage cupboard and UPVC double-glazed French doors open to the garden area

FIRST FLOOR

BEDROOM

Dimensions: 12' 5" x 11' 1" (3.79m x 3.4m). UPVC double glazed juliet balcony to the front aspect, radiator and fitted carpet

BEDROOM/STUDY

Dimensions: 14' 6" x 12' 5" (4.42m x 3.79m). Two UPVC double glazed window to the front aspect, radiator and fitted carpet

FAMILY BATHROOM

Panel bath with showerhead attachment, floor to ceiling tiles, wash basin, low level WC, radiator and tiled flooring

SECOND FLOOR

BEDROOM

Dimensions: 14' 6" x 12' 5" (4.42m x 3.79m). UPVC double glazed window to the front aspect, radiator, carpet to floor, built in wardrobe and En-Suite

ENSUITE

Walk in shower, WC, wash basin, radiator and tiled flooring and splashback

BEDROOM

Dimensions: 11' 3" x 12' 5" (3.44m x 3.79m). UPVC double glazed window to the rear aspect, radiator and fitted carpet

OUTSIDE

The exterior of the property boasts a low-maintenance garden featuring artificial grass and a patio area, perfect for relaxation and outdoor activities. Additionally, there is allocated off-road parking and a garage for added convenience.

SERVICES

Mains gas and electricity, water and drainage are connected. Websters have not tested the services

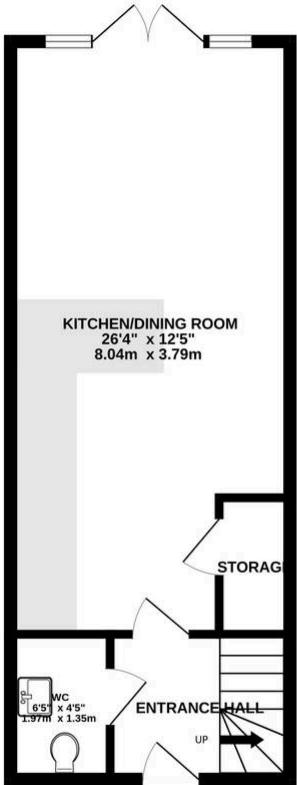
VIEWINGS

To be carried out by Websters Estate Agents

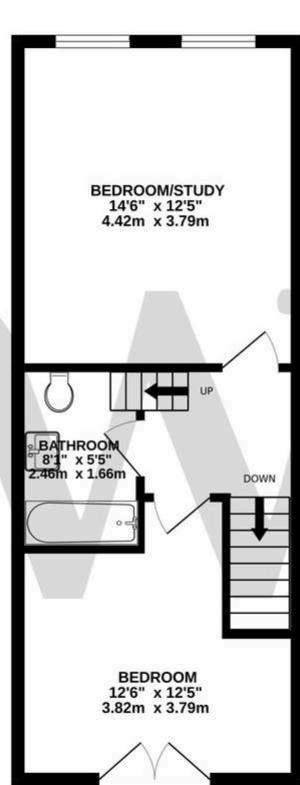
COUNCIL TAX BAND

The property comes under South Norfolk Council and the tax band is C

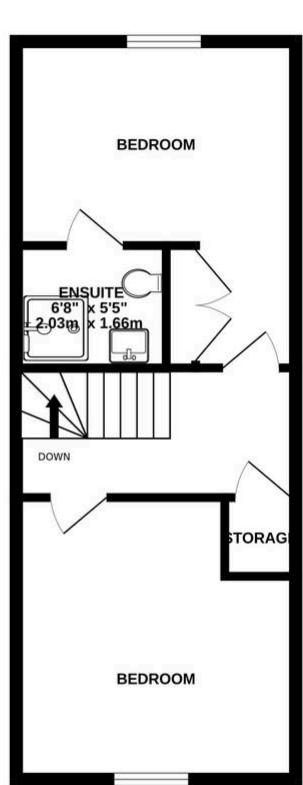
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 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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