



websters.

3 Fairway, Costessey

Offers Over **£245,000**

websters.



3 Fairway

Costessey, Norwich

A beautifully presented three-bedroom townhouse offering well-balanced accommodation arranged over three floors, with private parking and a garage, situated in a convenient and well-connected location close to local amenities and reputable schools.

The property is entered via a welcoming entrance hall, which leads through to a formal dining room, providing an elegant setting for both family meals and entertaining. To the rear, the generously proportioned kitchen/breakfast room is thoughtfully designed with a range of contemporary cabinetry, integrated appliances, and ample preparation space. Filled with natural light, this impressive space offers an ideal environment for everyday family living and informal dining.



The first floor comprises a well-proportioned double bedroom with fitted wardrobes, while the spacious sitting room provides an attractive and comfortable reception area, with ample space for seating and relaxation.



3 Fairway

Costessey, Norwich

The top floor accommodates the remaining two bedrooms, which are served by a modern family bathroom. The property further benefits from excellent storage throughout, gas central heating, and double glazing.

Outside, the house enjoys allocated parking together with a private garage, offering additional storage or secure parking.

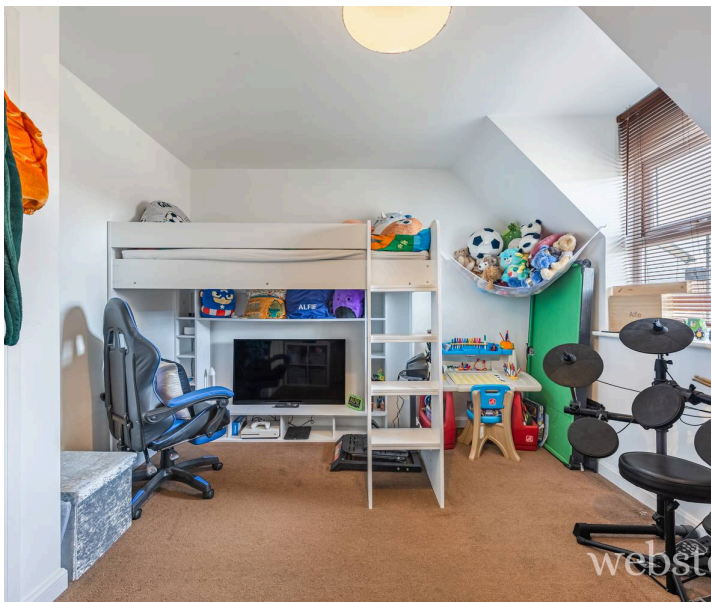
The property is conveniently positioned for access to a range of local shops, schools, and everyday amenities, while excellent transport connections provide straightforward access to nearby towns and commercial centres. This is an ideal opportunity for first-time buyers, families, or investors seeking a well-appointed home in a desirable residential location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





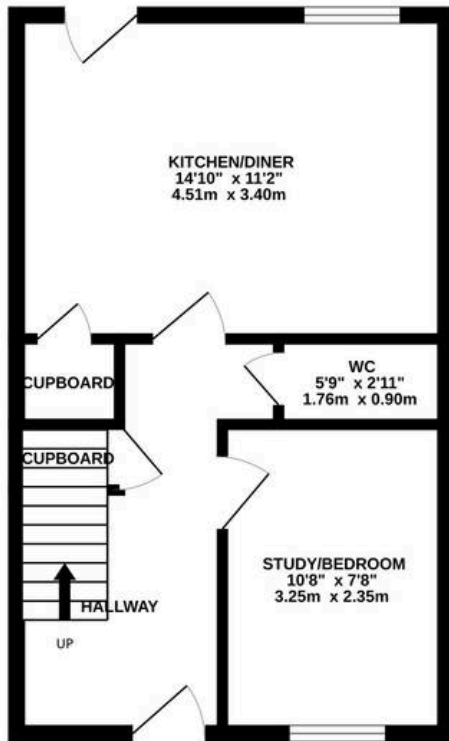
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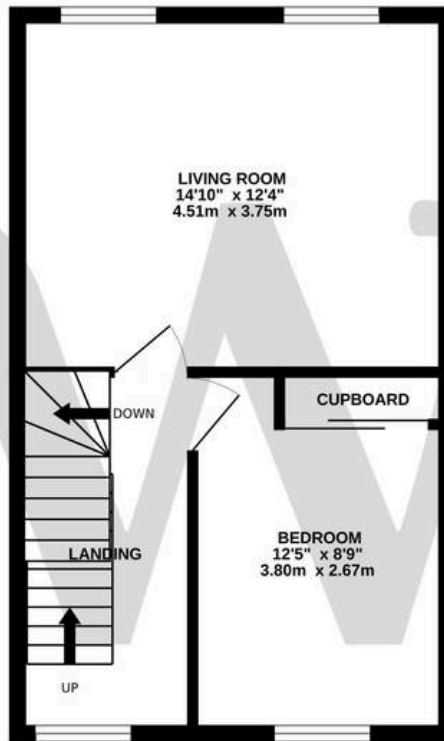
- Guide price £250,000-£260,000
- Terraced townhouse residence with parking & garage
- Expansive 14ft contemporary kitchen & breakfast room
- Three generously proportioned double bedrooms
- Family bathroom & en-suite
- Exceptional opportunity for first-time buyers or investors
- Close proximity to schools & amenities
- Vendors have found



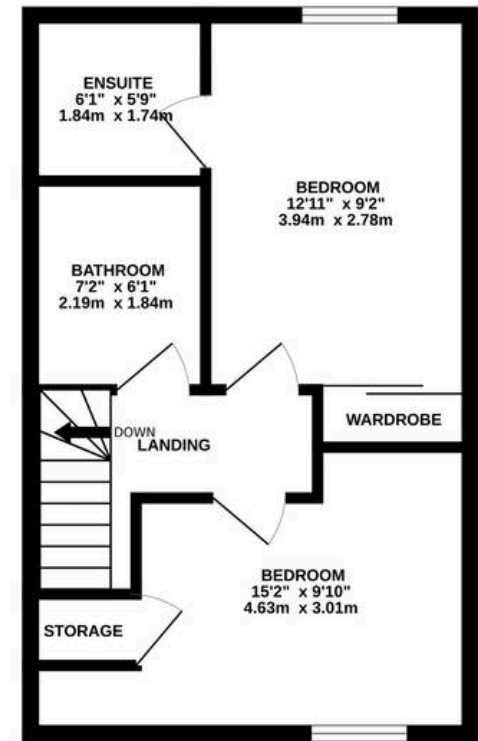
GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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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