
abbotFox

St. Simon Close, Costessey, Norwich
Guide Price £230,000 - £240,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**











THE DETAIL___

abbotFox presents this ideal first time buy, situated within the popular Queens Hills development of Costessey.

Accommodation
This home offers well- roportioned accommodation arranged over two floors, making it an appealing choice for modern family living. The ground floor comprises a generous sitting room, providing a comfortable space for relaxation and entertaining, alongside a separate kitchen/dining room with room for everyday family meals. A ground floor WC adds further practicality. Upstairs, three bedrooms provide flexible accommodation, with the principal bedroom benefiting from its own en-suite shower room. A separate family bathroom serves the remaining bedrooms, completing the first-floor accommodation. Externally, the property offers an enclosed private garden, with parking and garage set to the rear.

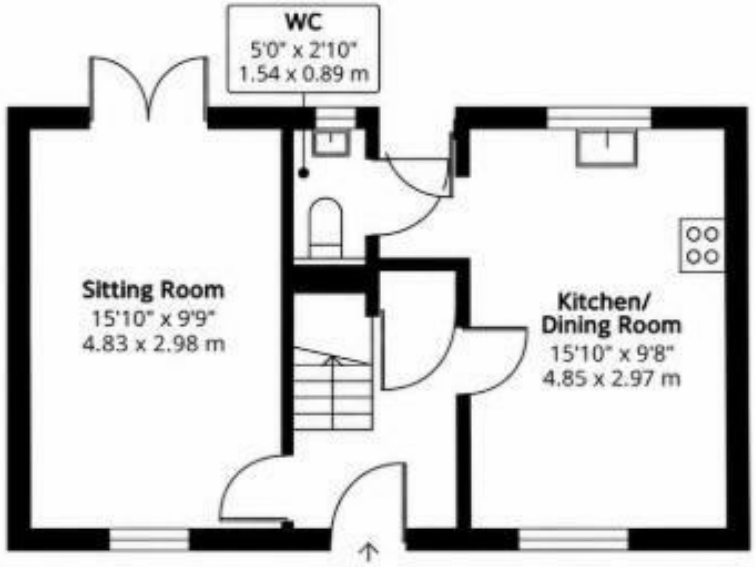
Location
St Simon Close is situated in Costessey, a popular residential area to the west of Norwich. The location offers convenient access to local shops, schools, supermarkets and everyday amenities, alongside the wider retail facilities at Longwater Retail Park. Norwich city centre, the Norfolk and Norwich University Hospital and the University of East Anglia are all within easy reach, while nearby road connections provide access to the A47 and surrounding areas.

Buyers
An appealing opportunity for first-time buyers, young families and those looking for a practical home within easy reach of Norwich. The three-bedroom layout, separate reception spaces and en-suite facilities offer versatility for a variety of lifestyles.

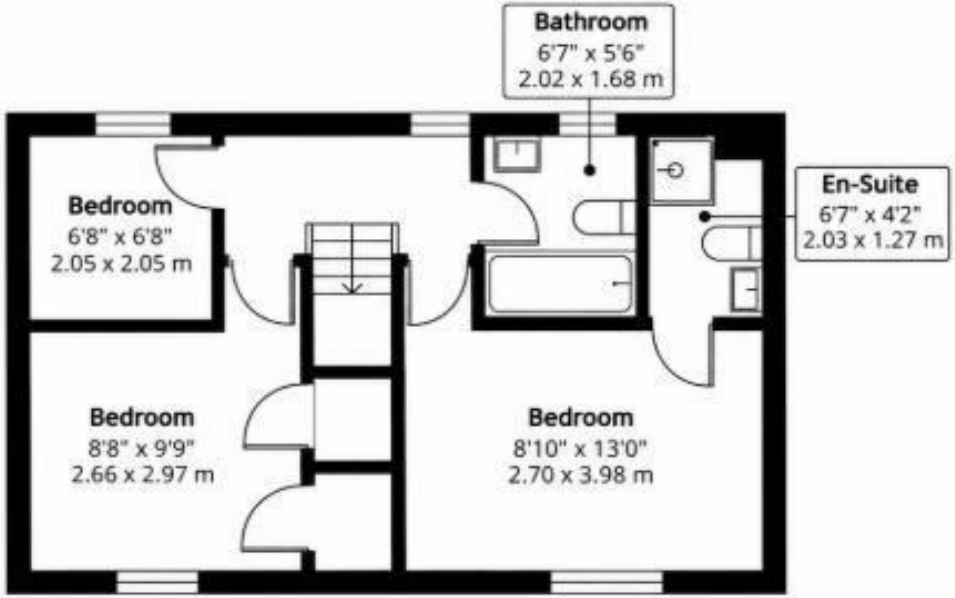
Our Agent's View
"A well-arranged home offering a practical balance of living and bedroom accommodation. The separate kitchen/dining room, ground floor WC and principal bedroom with en-suite are particularly attractive features, while the convenient Costessey location adds to its appeal."



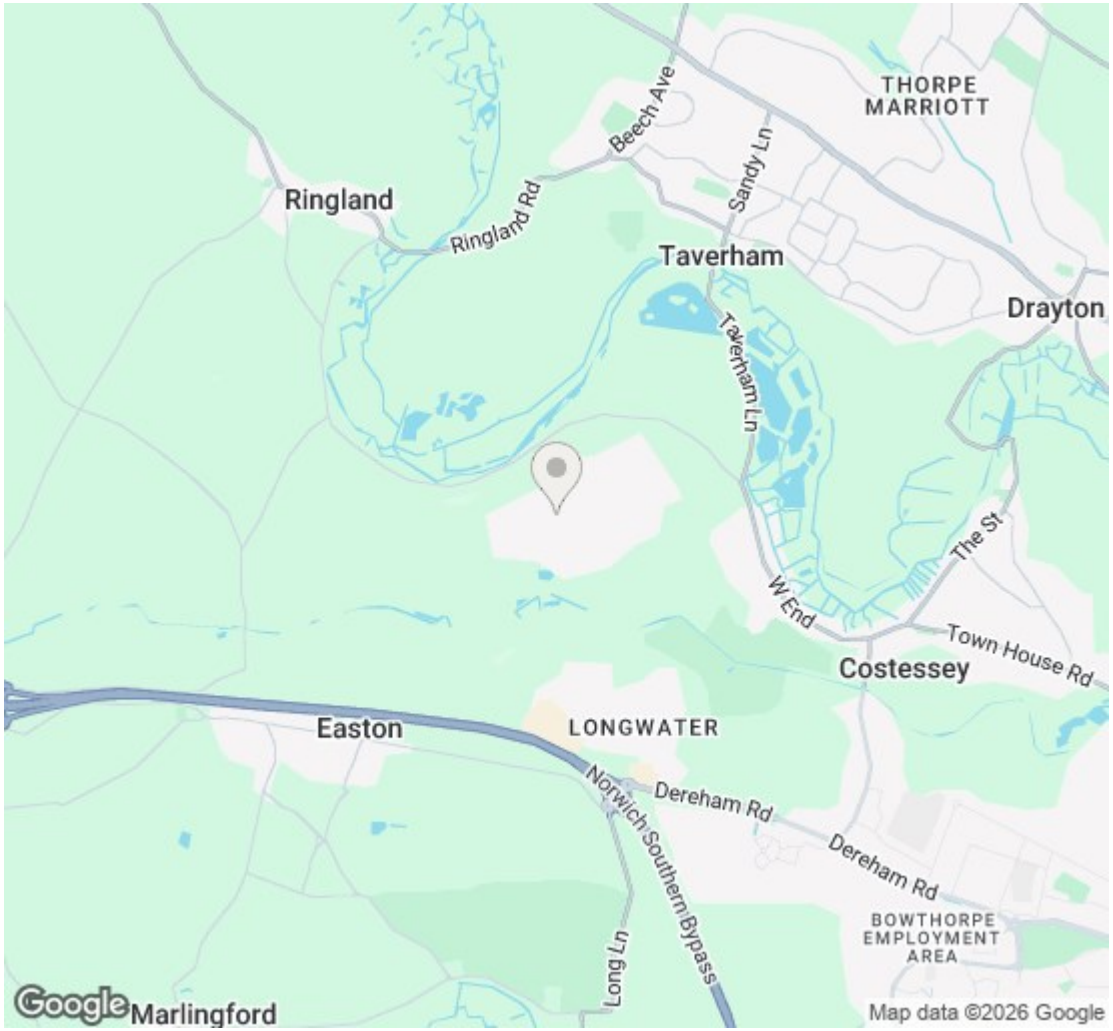




Ground Floor



Floor 1



THE HIGHLIGHTS___

- Guide Price £230,000 - £240,000
- Generous living accommodation
- Spacious kitchen diner
- Garage & Parking
- Close to local amenities
- Ideal first time buy
- Viewing advised

Let's talk

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EPC RATING - C

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