







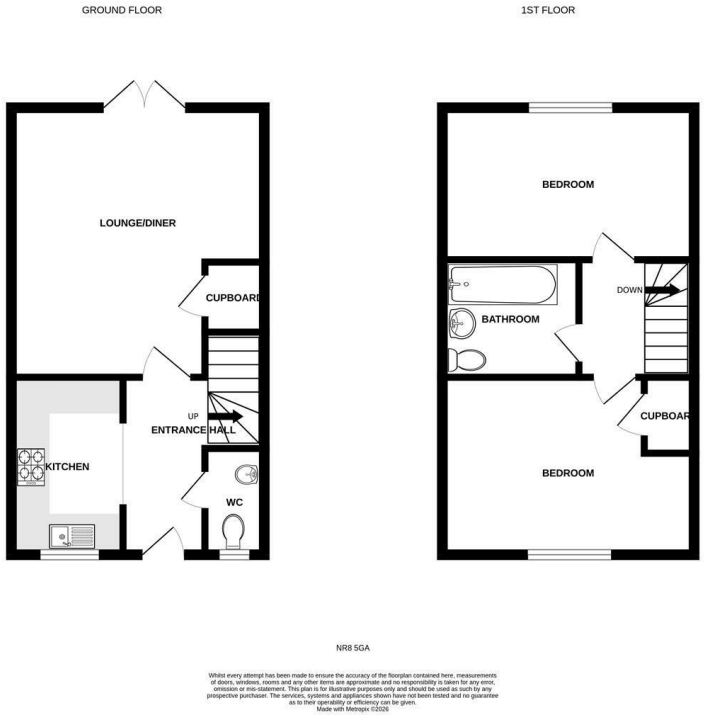
23 Waxwing Way I Costessey I Norwich I NR8 5GA

Guide Price £195,000

GUDIE PRICE: £195,000 - £205,000 **SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this attractive and well-presented, two bedroom semi-detached house, ideally positioned within the highly sought-after Queens Hills development and offered with the significant advantage of no onward chain. Providing comfortable and well-balanced accommodation, this appealing home presents a fantastic opportunity for first-time buyers looking to get onto the property ladder in a desirable modern development. The ground floor comprises a welcoming entrance hall, spacious and inviting lounge/diner, providing an excellent space for relaxing, dining and entertaining, alongside a fitted kitchen and convenient WC. Upstairs, there are two well-proportioned bedrooms and a family bathroom off landing, creating a practical and comfortable layout for everyday living. Outside, the property benefits from a small, low-maintenance shingled front garden, while to the rear is a paved and shingled garden, offering an easy-to-manage space for relaxing or enjoying the warmer months, with gated rear access leading to one off-road parking space. Further benefits include double glazing and gas heating. Combining excellent presentation, practical accommodation, low-maintenance outside space, private parking and a desirable Queens Hills setting, this chain-free property would make a fantastic first-time purchase, so be quick to book a viewing.

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

Lounge/Diner 14'8 x 12'1
Patio doors, radiator, cupboard.

Kitchen 9'10 x 5'2
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window.

WC 5'2" x 3'9"
Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 12'1 x 8'7
Double glazed window, radiator, cupboard.

Bedroom Two 12'1 x 8'4
Double glazed window, radiator.

Bathroom 7'3" x 5'5"
Panelled bath with shower over, low level WC, hand wash basin, radiator.

Outside Front
Small shingled garden with path to front door.

Outside Rear
Paved and shingled garden enclosed by timber fencing with rear gate access to off road parking space.

Local Authority
South Norfolk Council, Tax Band B.

Tenure
Freehold

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.

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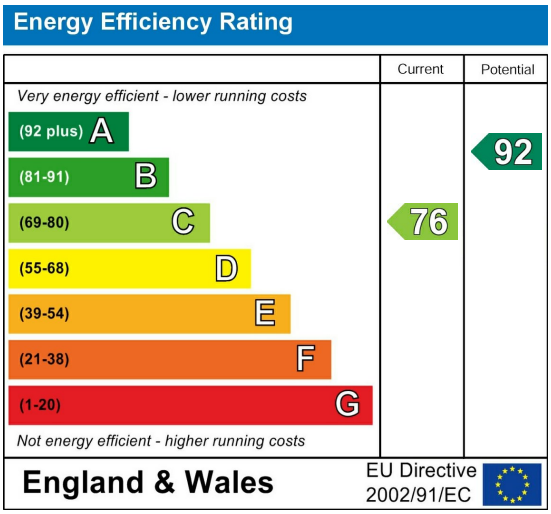












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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