



**Woodpecker Way, Costessey, Norwich, NR8 5FD**

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**Woodpecker Way, Costessey, Norwich**

An immaculate, high-spec townhouse in a prime Costessey location. Offering versatile living across three floors, this home features a stunning, recently refitted open-plan kitchen, multiple reception areas, and up to four double bedrooms with two en suites.



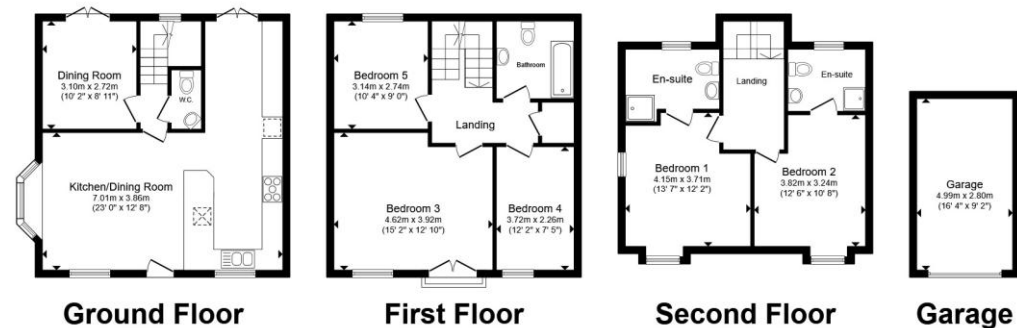
## Description

Immaculately presented link-detached townhouse in Costessey, offering beautifully balanced accommodation extending to over 1,700 sq ft, further enhanced by income-generating solar panels. Arranged over three floors and finished to an exacting standard throughout, this versatile family home seamlessly blends contemporary design with practical living.

The heart of the home is a superb 23' dual-aspect open-plan kitchen, breakfast and family room. Recently refitted to a high specification, the bespoke kitchen features a wraparound breakfast bar with integrated charging points and pop-up sockets, extensive storage, and a full suite of integrated appliances. Expansive glazing floods the space with natural light and provides seamless access to the landscaped rear garden.

Further accommodation includes a separate dining room, sitting room with Juliet balcony (flexible as fifth bedroom), and four double bedrooms in total - two on the first floor and two on the second floor. The principal bedroom enjoys a dual-aspect outlook with en-suite shower room, while all bedrooms benefit from contemporary fittings.

Externally, the property boasts a private, fully enclosed rear garden designed for relaxation and entertaining, plus allocated parking and a garage.



Total floor area 158.1 m<sup>2</sup> (1,702 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## Woodpecker Way, Costessey, Norwich

- Located in the highly sought after location of Queens Hill
- Approx. 1,700 sq ft spread over three floors; four double bedrooms (two on the first floor, two on the second floor)
- Roof-mounted panels generate income and improve energy efficiency.
- 23 ft dual-aspect open-plan kitchen, breakfast & family room – recently refitted with a bespoke kitchen, wraparound breakfast bar (integrated charging points & pop-up sockets)
- Dual-aspect principal bedroom with en-suite shower room; all bedrooms fitted with contemporary fixtures
- Dual-aspect principal bedroom with en-suite shower room; all bedrooms fitted with contemporary fixtures
- Private, fully enclosed rear garden - perfect for relaxation and entertaining.
- Allocated parking plus a garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

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