

3 Charlotte Drive, Costessey, NR8 5HJ
Guide £400,000-£425,000





- * 2017 Built Detached Family Home
- * Four/Five Bedrooms
- * Three Bath/Shower Rooms
- * Two Reception Rooms
- * Kitchen/Diner with Quartz Worktops and an Island
- * Solar Panels and Battery Storage
- * Two Driveways & Garage
- * Landscaped Rear Garden
- * Far Reaching Views of Woodland

Location...

Queens Hill is a modern housing development based just outside to the west of Norwich, to enter the development you will pass a retail park which includes a supermarket, gymnasium and leisure centre, restaurants. In the middle of the estate is a co-op, takeaways and a primary school. Nearby is the A47, located on this side of Norwich is the Norfolk and Norwich Hospital and Norwich Research Park. The City Centre is accessible by different forms of transport which offers two Cathedrals, a huge selection of shops as well as a flourishing arts, music and cultural scene, Norwich railway station, lively restaurants, bars and nightlife.

Directions...

What3Words///jammy.contrived.that

The property...

A 2017-built family home located on the edge of a development, offering far-reaching views of a country park with woodland and a hillside to the front. The property has undergone remarkable energy-efficiency improvements and features a luxurious fitted kitchen with handleless units, integrated appliances, quartz work surfaces, and an island. It boasts upgraded bath and shower rooms with rainfall shower heads, wooden flooring in the hallway, landing, living room, dining room, and bedrooms 1 & 2. A professionally landscaped garden, solar panels with battery storage, and an electric vehicle charge point.

The ground floor offers versatile living spaces, including a living and dining room (which can double as a study or fifth bedroom) that leads to a newly fitted shower room. Upstairs, there is a grand principal suite equipped with a walk-in wardrobe and an en-suite shower room, as well as three further bedrooms and a family bathroom.

The property benefits from high energy efficiency thanks to 14 solar panels, battery storage, electric vehicle charge points, gas-fired central heating, excellent levels of insulation, and high-performance double-glazed windows. In 2021 the sellers were granted planning permission for a loft conversion with Dormer windows, the permission has now lapsed but plans can be made available for purchasers. Externally, there are two driveways (to the side and rear), with one leading to a garage. The front and rear gardens have been landscaped, with the rear featuring a patio seating area, a covered pergola, and raised shingle finishes.



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SPECIFICATION

Kitchen/Diner

- Luxurious fitted kitchen units
- Wall- and base-mounted handleless units
- Quartz worktops, upstands, and backsplash
- Integrated appliances: double oven (including one microwave oven), 5-ring gas hob, extractor fan, dishwasher, full-height built-in fridge, and full-height built-in freezer
- Inset stainless steel sink and drainer
- Corner pantry cupboard
- Island with breakfast bar seating
- Wooden flooring
- Covered radiator

Family Bathroom

- High-quality sanitaryware
- Vanity unit
- Fully tiled walls and floor
- Bath with mixer taps and overhead shower
- Rainfall shower head with flexible hose attachment
- Illuminated mirror
- Chrome heated towel rail

Ground Floor Shower Room

- High-quality sanitaryware
- Vanity unit
- Fully tiled walls and floor
- Shower cubicle
- Rainfall shower head with flexible hose attachment
- Chrome heated towel rail

En-suite

- High-quality sanitaryware
- Vanity unit
- Fully tiled walls and floor
- Shower cubicle
- Rainfall shower head with flexible hose attachment
- Chrome heated towel rail

Flooring

- Wooden flooring in the hallway, landing, living room, and dining room
- Tiled flooring in the kitchen/diner, family bathroom, shower room, and ensuite
- Fitted carpets in all remaining rooms.

Heating, Lighting, and Electrical

- Gas-fired central heating
- Boiler located in the kitchen and a pressurized hot water cylinder upstairs
- 14 solar panels
- Battery storage system
- Recessed spotlights in the kitchen, family bathroom, shower room, and ensuite
- Electric vehicle (EV) charging point
- Outside power points

Internal Features

- Custom-made under-stairs storage cupboards
- High levels of insulation throughout
- Dressing room with fitted rails
- Fitted wardrobes with sliding doors in bedroom two

External Features

- Landscaped front garden with a pathway to the entrance
- Large rear patio areas with high-quality paving
- Raised shingle sections.
- Premium Astroturf lawn
- Covered pergola
- Outside tap
- External lighting
- Side and rear gated access
- Tarmac driveway to the side and a brick-weave driveway to the rear
- Garage with an up-and-over door

Warranty

10-year NHBC structural warranty (Expires in 2027)

Rating authority: South Norfolk Council Tax Band E.

Please Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION ACT

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

DATA PROTECTION ACT 1998

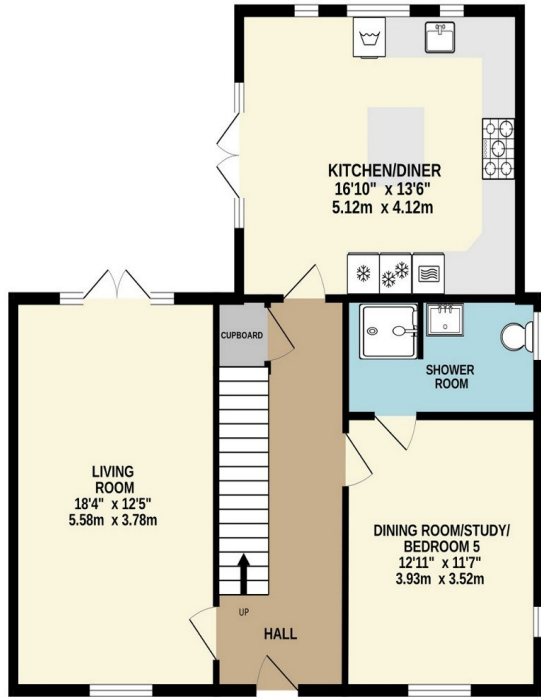
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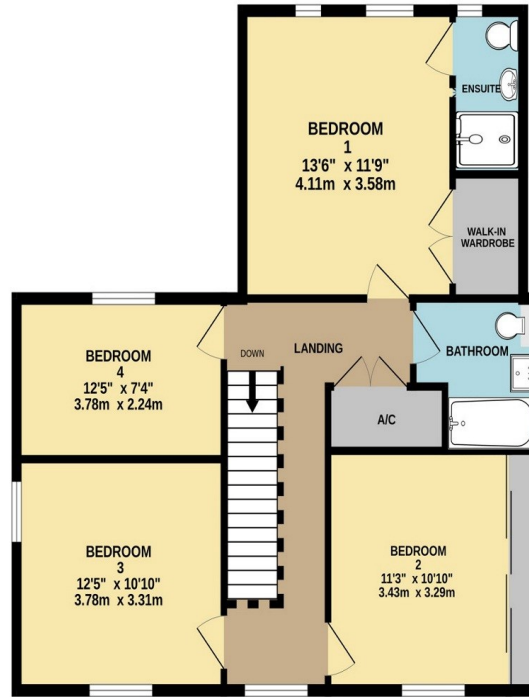




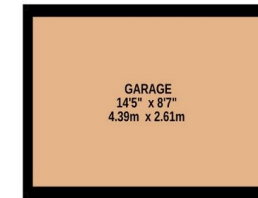
GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



GARAGE
123 sq.ft. (11.5 sq.m.) approx.



TOTAL FLOOR AREA : 1733 sq.ft. (161.0 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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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