

LEASEHOLD



Apartment (EPC Rating: B)

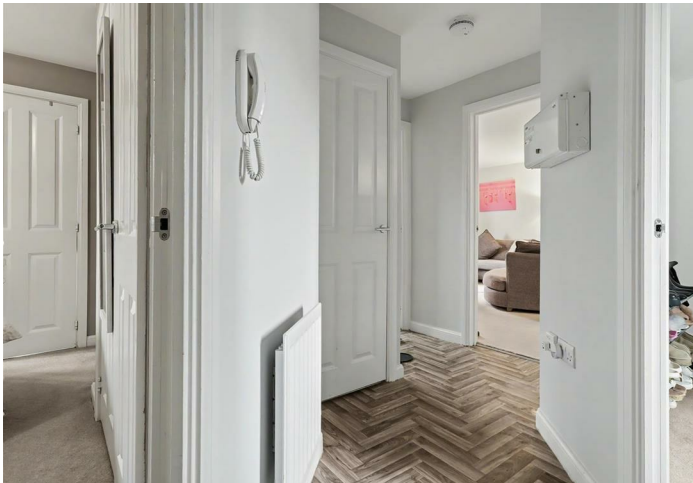
WOOPECKER WAY QUEEN HILLS COSTESSEY NORWICH NR8 5FD

Offers in excess of

£150,000

FEATURES

- Modern two-bedroom apartment
- Open-plan lounge & dining room
- Contemporary fitted kitchen
- Integrated kitchen appliances
- Primary bedroom with en-suite
- Two double bedrooms
- Modern three-piece bathroom
- Secure intercom entrance system
- Allocated off-road parking
- Sought-after Queens Hills location



Ben Allman
Estate & Letting Agents

2 Bedroom Apartment located in Queens Hills, Costessey

Situated within the highly sought-after Queens Hills development, this beautifully presented two-bedroom apartment offers stylish, contemporary living in a convenient location on the western edge of Norwich. Finished in a modern, neutral décor throughout, the property is ideal for first-time buyers, professionals or investors seeking a home that is ready to move straight into.

The welcoming entrance hall provides access to all principal rooms, leading through to the spacious open-plan lounge and dining area. Filled with natural light, this versatile living space offers ample room for both relaxing and entertaining, with French doors enhancing the bright and airy feel. The adjoining modern kitchen is thoughtfully designed with a range of fitted wall and base units, generous worktop space and a selection of integrated appliances, including an oven, gas hob with extractor hood, fridge/freezer and washer/dryer.

The generous primary bedroom benefits from two built-in wardrobes, additional storage and a contemporary en-suite shower room featuring a walk-in shower, wash hand basin and WC. A second well-proportioned double bedroom provides flexible accommodation, ideal as a guest room, home office or additional bedroom. Completing the apartment is a modern three-piece bathroom fitted with a panelled bath with shower over, wash hand basin and concealed cistern WC.

Externally, the property enjoys the added benefits of a secure communal entrance with intercom access and an allocated parking space. Queens Hills is a popular modern development offering excellent access to the A47, Norwich city centre, the University of East Anglia, Norfolk & Norwich University Hospital and the Norwich Research Park. Residents also benefit from nearby local amenities, including shops, schools, green spaces and regular public transport links, making this an excellent location for both convenience and lifestyle.

ENTRANCE HALL

A welcoming and well-proportioned entrance hall sets the tone for the apartment, offering a bright introduction to the home. Finished with fitted carpeting and neutral décor, the hallway provides access to all principal rooms, creating a practical and well-connected layout. An airing cupboard and additional storage cupboard provide valuable space for household essentials, while the generous proportions enhance the feeling of openness from the moment you enter.

KITCHEN

8'10 x 8'9

Open to the lounge and dining area, the contemporary fitted kitchen has been thoughtfully designed to combine style with practicality. Offering an excellent range of wall and base units, generous worktop space and a modern finish, it provides everything needed for day-to-day living. The kitchen is well-equipped with a selection of integrated appliances, including an oven, four-ring gas hob with extractor hood, fridge/freezer and washer/dryer. A front-facing window allows plenty of natural light into the space, while the open-plan layout ensures the cook remains connected to the main living area, making it ideal for both everyday use and entertaining guests.

SITTING/DINING ROOM

14'6 max x 13'8 max

The spacious open-plan lounge and dining room forms the heart of the home, offering a bright and inviting space that is perfectly suited to both everyday living and entertaining. Flooded with natural light from the French doors, the room enjoys a warm and airy atmosphere throughout the day. There is ample space for a generous seating area as well as a family dining table, creating a versatile living environment. Open access to the adjoining kitchen enhances the sociable feel of the apartment while maintaining clearly defined spaces for relaxing and dining.

PRIMARY BEDROOM

14'6 max x 8'11 max

The spacious primary bedroom offers a calm and comfortable retreat, with generous proportions easily accommodating a double bed and additional bedroom furniture. Two built-in wardrobes provide excellent storage without compromising the floor space, while an additional storage cupboard adds further practicality. Large windows allow natural light to flow into the room, creating a bright yet relaxing atmosphere. The room is further enhanced by the convenience of a private en-suite shower room.

EN-SUITE

Finished in a contemporary style, the en-suite has been designed with both comfort and practicality in mind. It features a spacious walk-in shower enclosure, wash hand basin and WC, complemented by tasteful tiling and modern fittings. The neutral finish creates a clean and elegant space, ideal for everyday convenience.

BEDROOM TWO

10'6 max x 8'6 max

A generous second double bedroom offers excellent flexibility to suit a variety of lifestyles. Whether used as a guest bedroom, nursery, home office or dressing room, the space comfortably accommodates a double bed and additional furniture. Bright and neutrally decorated, the room enjoys plenty of natural light, creating a welcoming and versatile living space.

BATHROOM

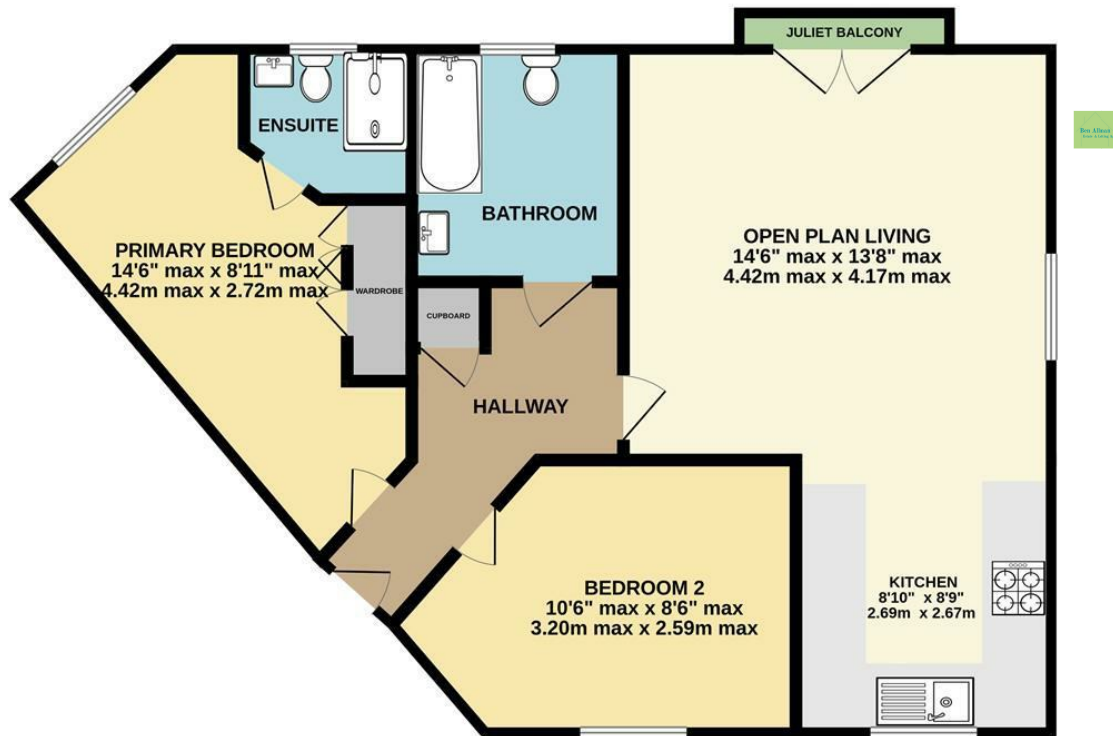
The main bathroom is beautifully presented with a modern three-piece suite comprising a panelled bath with shower over, concealed cistern WC and wash hand basin. Stylish tiling and contemporary fittings create a clean and timeless finish, while the well-planned layout provides a practical space for everyday use.

OUTSIDE

The apartment benefits from a secure communal entrance with an intercom entry system, offering both convenience and added peace of mind. An allocated parking space provides secure off-road parking for residents, while the well-maintained communal areas reflect the quality of the popular Queens Hills development. Ideally positioned, the property enjoys excellent access to local amenities, transport links, Norwich city centre, the University of East Anglia and the Norfolk & Norwich University Hospital.



GROUND FLOOR



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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Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

