



2 Elizabeth Way, Norwich, NR8 5HF

Price guide £230,000

Guide Price £230,000 to £245,000 Norfolk Property Online presents an immaculate, newly built detached house on the St Walstans development at Queens Hill. The property features a dual aspect sitting room, kitchen breakfast room with integrated appliances and granite work surfaces and a downstairs w/c. Upstairs there are three generous bedrooms with a three piece family bathroom and a master en suite shower room. To the front of the property there is off road parking and single garage with a larger than average enclosed rear garden. The property is only just over 12 months old and as such immaculate throughout.

Situated to the west of Norwich, the property is located close to the Longwater Retail Park and benefits from excellent access to the A47 and the A11. There is a park and Ride facility at the Norfolk Showground with regular services into Norwich City centre.

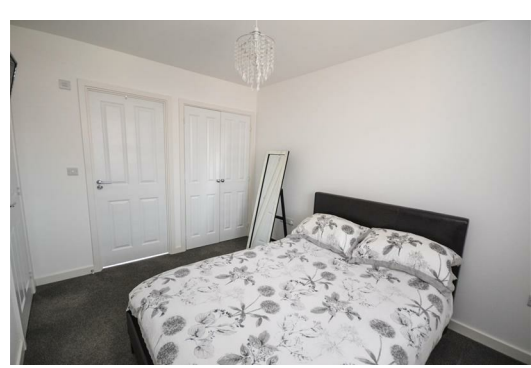
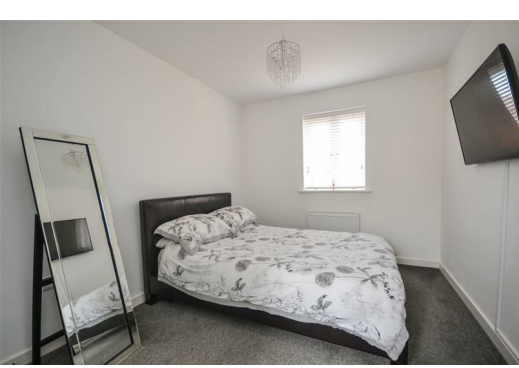


90 St Faiths Lane, Norwich, NR1 1NE

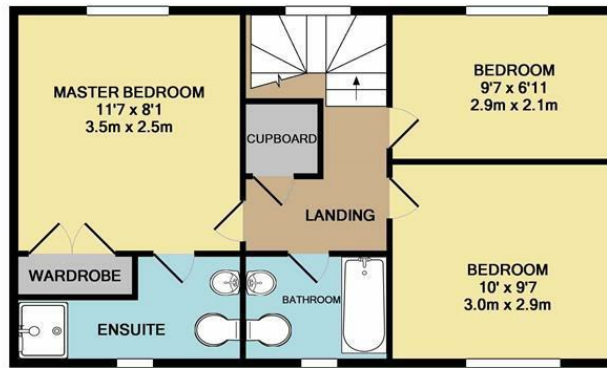
01603 300900 | hello@norfolkpropertyonline.co.uk | norfolkpropertyonline.co.uk



**Norfolk's local
online agent.**



GROUND FLOOR
APPROX. FLOOR
AREA 621 SQ.FT.
(57.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 621 SQ.FT.
(57.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1243 SQ.FT. (115.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			96
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



**Norfolk's local
online agent.**

90 St Faiths Lane, Norwich, NR1 1NE

01603 300900 | hello@norfolkpropertyonline.co.uk | norfolkpropertyonline.co.uk

