



101 Gurney Road, New Costessey

Guide Price £525,000 - £550,000

101 Gurney Road

New Costessey, Norwich

Located on the desirable Gurney Road in Costessey, this spacious three-bedroom detached bungalow offers a wonderful blend of peace, practicality and excellent connectivity. Set on a generous quarter-acre plot (STMS), the home features bright, flexible living spaces including a large lounge, dining room, conservatory, and modern kitchen/breakfast room. All three bedrooms come with fitted wardrobes, and the two bathrooms (including a separate shower room) provide great convenience for family living. Outside, the property boasts a long driveway with ample parking, beautifully maintained gardens, and over 100 feet of outdoor space—ideal for relaxation or entertaining. Enjoy countryside charm with city convenience, with easy access to Norwich, the A47, and a wide range of local shops, schools, and amenities. A rare opportunity in a sought-after setting, this home is perfect for families or downsizers seeking space, comfort, and connection.





101 Gurney Road

New Costessey, Norwich

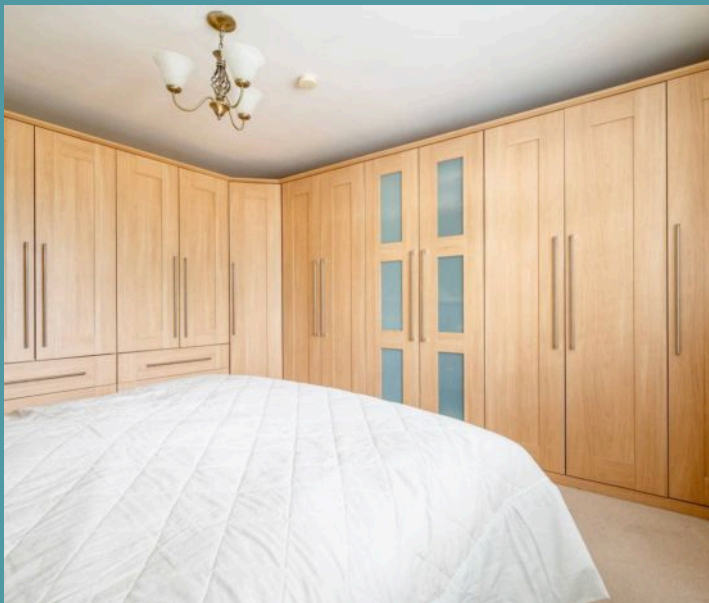
The Location

Situated on Gurney Road in Costessey, it offers a rare blend of countryside with city convenience—Norwich is just a short drive or bike ride away, with quick access to the A47, NDR, and direct bus routes to the city centre and train station.

Outdoor lovers will appreciate the nearby Marriotts Way, a popular walking, cycling, and running route that stretches from Aylsham into central Norwich. Local life is well-catered for, with cafés, active churches, and three pubs all within walking distance, as well as village shops, a garage, pharmacy, and healthcare services close by.

The nearby Longwater Business Park adds daily convenience with Sainsbury's, M&S, Boots, Starbucks, The Range, and Pizza Hut. This location perfectly combines character, practicality, and connectivity.

Families have access to schools including St Augustine's Catholic Primary (linked to Notre Dame High), Ormiston Victory Academy, and Taverham Langley. The area also boasts garden centres, parks, rivers, woodlands, and fishing lakes.





101 Gurney Road

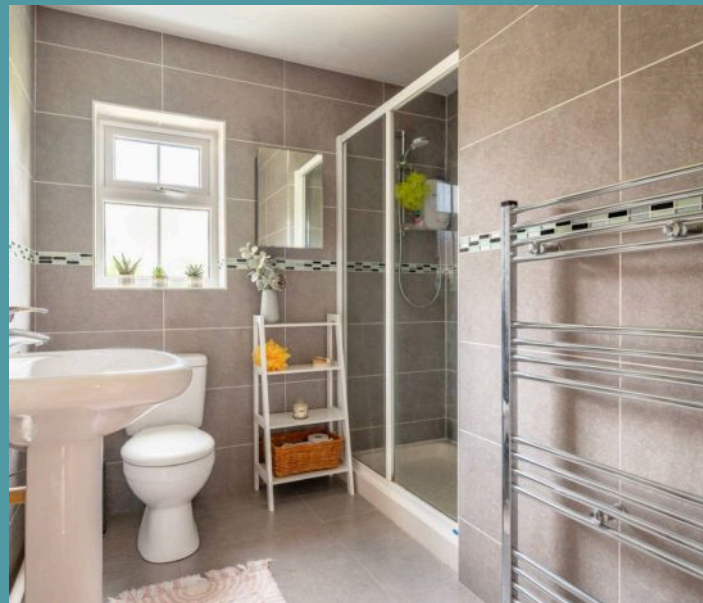
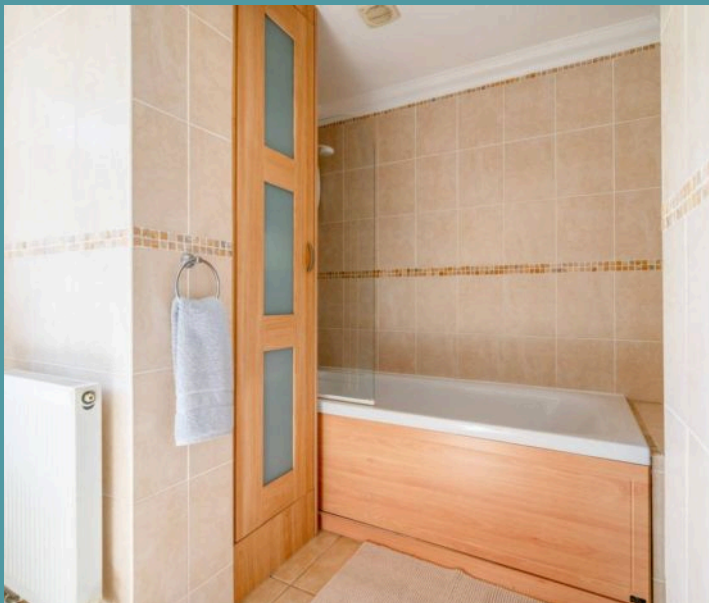
New Costessey, Norwich

Gurney Road, Costessey

A spacious and well-presented detached bungalow tucked away in a peaceful, non-estate setting in the sought-after suburb of Costessey, just west of Norwich. Occupying a generous plot of approximately a quarter of an acre (STMS), this versatile home offers a rare combination of privacy, space, and convenience—ideal for families or those looking to downsize without compromising on comfort.

The bungalow offers flexible and light-filled accommodation, with three well-proportioned bedrooms and two modern bathrooms. A welcoming entrance hall leads to the heart of the home, where a spacious lounge features a coal-effect gas fire and French doors opening into a large conservatory—perfect for relaxing or entertaining throughout the seasons. The adjoining dining room flows effortlessly from the lounge, creating a sociable layout ideal for everyday living.

The contemporary kitchen/breakfast room is well-equipped with ample storage and space for a range cooker, with views over the garden and access to a practical utility room. The bedrooms all include fitted wardrobes, offering excellent storage, while the two bathrooms (including a separate shower room) ensure comfort and functionality for busy households.





101 Gurney Road

New Costessey, Norwich

Outside, the property really comes into its own. A long private driveway provides ample off-road parking for multiple vehicles. The rear and side gardens are beautifully maintained and mostly laid to lawn, with established planting, a shingle patio, and a timber shed—all fully enclosed and offering over 100 feet of outdoor space (STMS), ideal for children, pets, or simply enjoying the outdoors in peace.

With gas central heating, double glazing, and a quiet yet accessible location close to local amenities and transport links, this is a superb opportunity to acquire a well-loved home in a prime residential area. Early viewing is strongly recommended to appreciate the size and setting on offer.

Agents Note

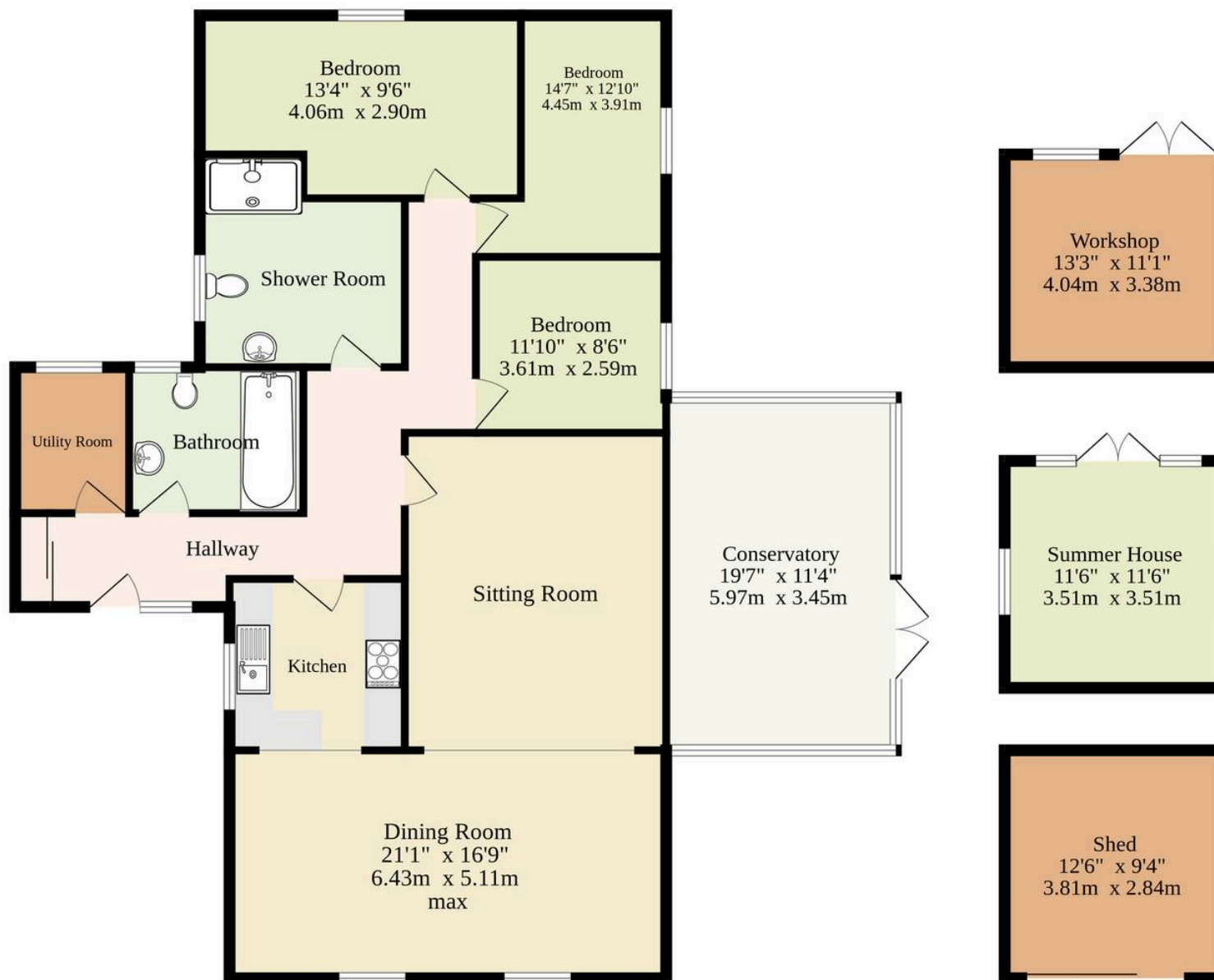
Sold Freehold

Connected to all mains services.



Ground Floor

1927 sq.ft. (179.0 sq.m.) approx.



TOTAL FLOOR AREA : 1927 sq.ft. (179.0 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.
Made with Metropix ©2025