



3 Carrs Hill Close, Costessey

Norwich



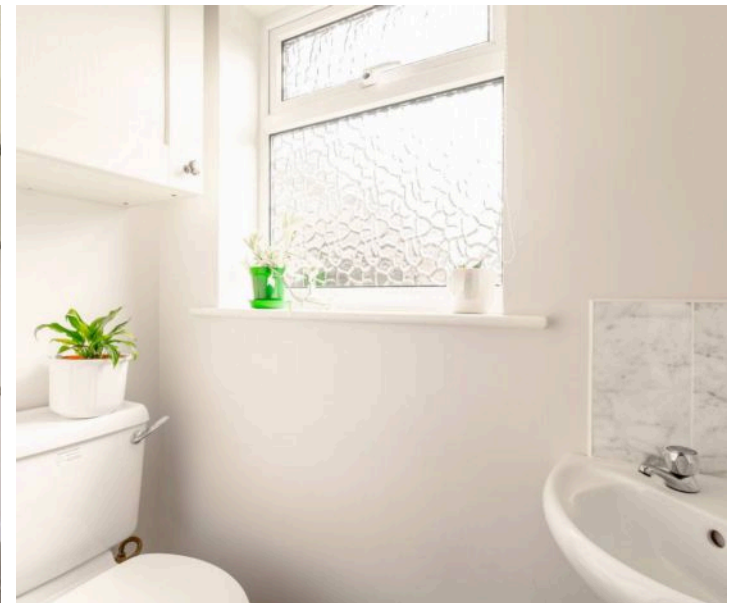
Minors & Brady

3 Carrs Hill Close

Costessey, Norwich

Rarely available in this part of Costessey, this detached home offers wrap-around gardens, a double garage, and modernised interiors across a large single-storey footprint. Set on a generous quarter-acre plot (STMS) in a quiet cul-de-sac, the property provides flexible living space with over 1,700 sq. ft. of accommodation. The layout features a bright 21ft sitting room with sliding doors opening to the garden, alongside a separate dining room that also connects directly outdoors. The recently updated kitchen flows through to a useful utility room and additional WC, enhancing practicality. Four well-sized bedrooms, including a versatile single currently used as a study, are served by a modern family bathroom with a power shower. Outside, mature hedging and established borders surround the gardens, while ample off-road parking and a detached double garage complete this desirable home.

- Generous quarter-acre plot (STMS) with wrap-around gardens
- Over 1,700 sq. ft. of spacious single-storey accommodation
- Bright 21ft sitting room with large sliding doors opening to the garden
- Separate dining room with direct outdoor access, offering potential for open-plan living
- Recently modernised kitchen with integrated appliances
- Utility room with laundry space and additional WC
- Four bedrooms: three doubles with fitted wardrobes and one versatile single currently used as a study



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3 Carrs Hill Close

Costessey, Norwich

The Location

Carrs Hill Close sits in a lovely part of Costessey, offering a peaceful setting with a countryside feel, while still being close to everything you need. Norwich is just a short drive away, and with quick access to the A47 and NDR (just under 3 miles), getting around or travelling further afield is easy.

If you enjoy the outdoors, Marriotts Way is nearby—a popular spot for walking, running, or dog walks. Local amenities are close at hand too, including cosy pubs, welcoming churches, cafes, and useful village shops. You'll also find a pharmacy, a garage, and two doctors' surgeries within easy reach.

Families benefit from a range of schools in nearby Taverham, along with several parks and a local garden centre for weekend outings. Altogether, Carrs Hill Close combines everyday convenience with a friendly, well-connected location that's easy to call home.



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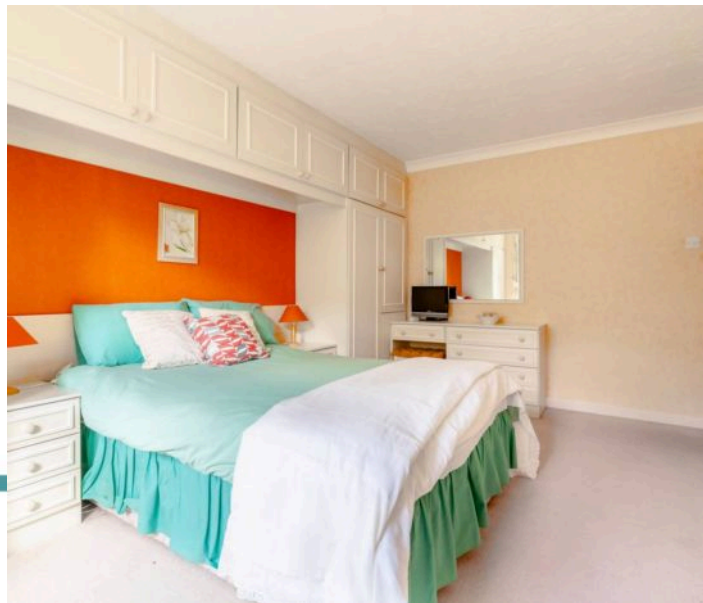
Carrs Hill Close, Costessey

Placed in a quiet cul-de-sac, this substantial detached bungalow occupies a generous quarter-acre plot (STMS) and offers over 1,700 sq. ft. of well-planned accommodation, ideal for buyers seeking space, flexibility, and a quality single-storey layout. The property is set back from the road on an elevated plot, with wrap-around gardens, a detached double garage, and ample off-road parking.

Inside, the layout is both functional and spacious. A wide entrance lobby leads into a central hallway finished with Karndean wood-effect flooring, creating a consistent and modern feel throughout much of the home. The 21ft sitting room is a standout space—light-filled and generously proportioned, with large sliding doors opening onto the garden.

A second reception room currently serves as a dining area and also opens directly outside, offering excellent flow between indoor and outdoor spaces and potential to create a more open-plan arrangement if desired.

The kitchen has been recently updated with a smart range of units and integrated appliances, and leads through to a useful utility room with space for laundry and larger appliances, as well as access to an additional WC and the rear garden.



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There are four bedrooms in total. Three are doubles, each well-sized, with a mix of fitted wardrobes, built-in basins, and generous window aspects. The fourth bedroom is a versatile single, currently used as a study. The main bathroom includes a modern white suite with a power shower over the bath and tiled finishes. Outside, the garden surrounds the property on all sides and has been carefully maintained, with established borders and mature hedging providing structure and year-round interest. There is plenty of scope for outdoor seating and dining areas, with direct access from multiple rooms.

The double garage sits to the side of the plot, with driveway parking in front, completing this well-rounded and spacious home in one of the area's most established residential spots.

Agents Note

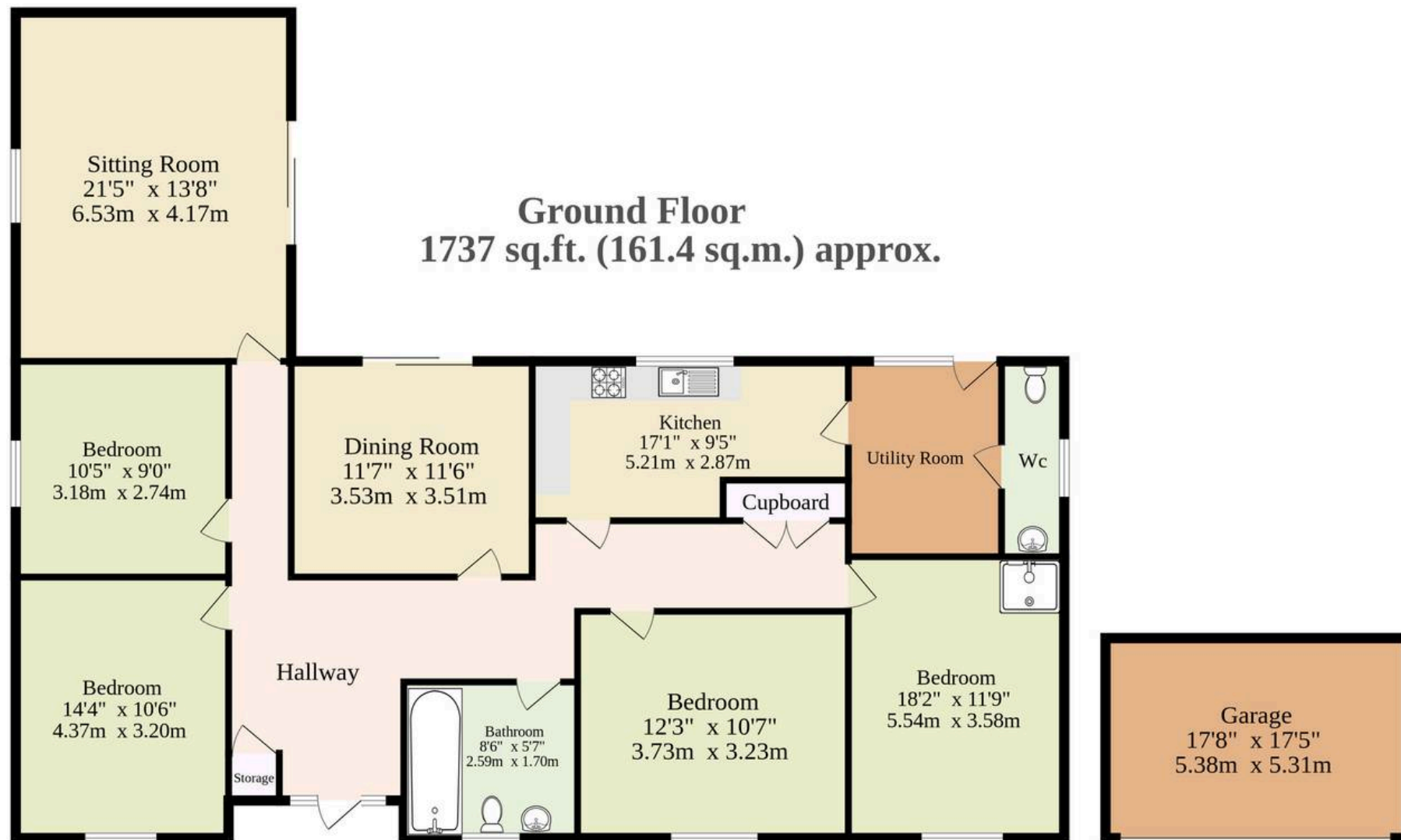
Sold Freehold

Connected to all mains services.

Covenant: No Chickens

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TOTAL FLOOR AREA : 1737 sq.ft. (161.4 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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