



Flat 13, Woodpecker Court Woodpecker Way, Costessey

Norwich



£175,000  
Minors & Brady



# Flat 13

## Woodpecker Court Woodpecker Way, Norwich

Located in a well-connected area just a short drive from Norwich city centre, this immaculately presented top-floor apartment enjoys far-reaching views and a light-filled interior. The spacious lounge features a Juliet balcony and opens to a large modern fitted kitchen with integrated appliances and space for dining. There are two well-proportioned bedrooms, including a principal with an en suite shower room, along with a neatly fitted family bathroom. An allocated parking space, excellent transport links via the A47 and A1074, regular bus services into Norwich, and close proximity to local amenities including a supermarket, primary school, medical centre and play parks all add to the appeal, making this an ideal home for comfortable and convenient modern living.

### Location

Woodpecker Court on Woodpecker Way is set within a popular residential area of Costessey, offering a peaceful yet well-connected setting. The property is conveniently positioned for access to the A47, making travel into Norwich and the surrounding areas straightforward. Nearby, you'll find a variety of everyday amenities, including supermarkets, local shops, and food outlets, along with schools and healthcare facilities. The area also benefits from green spaces and walking routes, with the scenic River Tud and Longwater Retail Park just a short distance away, providing both leisure and shopping opportunities. Regular bus services link the neighbourhood to Norwich city centre, while nearby parks and community facilities cater to a range of recreational interests. The location is ideal for those seeking a blend of convenience and a community-focused lifestyle.

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## Woodpecker Way, Costessey

Step inside the welcoming entrance hall, where you will find a convenient storage cupboard and access to the loft, providing practical solutions for everyday living. From here, the home opens into a generous lounge, filled with natural light and finished with soft carpet underfoot. A Juliet balcony frames pleasant views, while a stylish pendant light adds a modern touch.

The lounge flows naturally into the impressive fitted kitchen, a spacious and functional area designed for both cooking and dining. Modern wood-effect units are paired with ample worktop space and a tasteful tiled splashback. The kitchen is equipped with a fitted double cooker, gas hob and extractor hood, along with an integrated fridge freezer and washer/dryer. There is also plenty of room for a dining table, making it a sociable space for entertaining or relaxed mealtimes.

The apartment offers two bedrooms, each well presented and comfortable. The principal bedroom is a good-sized double, complete with its own en suite shower room featuring a tiled shower cubicle, low-level WC and hand wash basin. The second bedroom, while smaller, remains versatile and bright, ideal for guests, a home office, or additional storage.



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A neatly fitted family bathroom completes the interior, arranged with a white three-piece suite including a panelled bath with shower over, low-level WC and hand wash basin. Wood-effect flooring, part-tiled walls and a heated radiator create a smart, practical finish. Double glazing is fitted throughout, ensuring warmth and efficiency.

Outside, the property benefits from an allocated parking space on a shared driveway, providing convenience and ease of access.

## Agents notes

We understand that the property will be sold leasehold, connected to all main services.

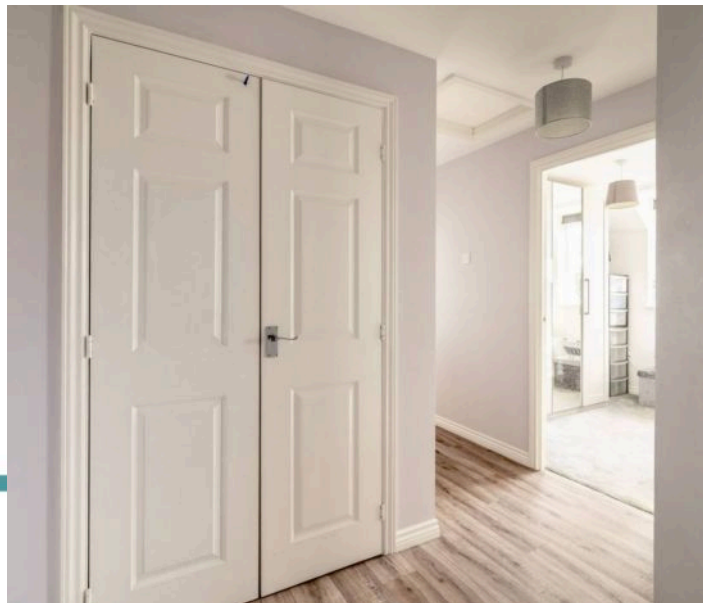
Heating system- Gas Central Heating

Council Tax Band- B

Approx. 133 years remaining on the lease

Ground rent: £150 per annum

Maintenance fee: approx. £1,000 per annum



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695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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