



5 Knappers Way, Costessey

Norwich



Minors & Brady



## 5 Knappers Way

Costessey, Norwich

This substantial three-storey detached home offers spacious and versatile living in a sought-after residential location. Featuring five generously sized bedrooms and three bathrooms, including an en-suite to the principal bedroom, it's ideal for modern family life. The ground floor boasts two reception rooms, a stylish kitchen/breakfast room, a utility, and a convenient WC. Upstairs provides flexible accommodation across two further floors, perfect for guests, children, or home working. Outside, a driveway leads to a double garage, while the enclosed rear garden offers a private retreat. Positioned close to excellent transport links, schools, shops, and green spaces, this home combines comfort, convenience, and community living.

- Substantial three-storey detached family home
- Five generous bedrooms, including a principal suite with en-suite shower room
- Three bathrooms plus a convenient ground floor WC
- Two spacious reception rooms ideal for dining, entertaining, or family use
- Modern kitchen/breakfast room with integrated appliances
- Separate utility room with garden access
- Double garage and driveway providing ample parking
- Enclosed rear garden with lawn and mature borders
- Excellent location close to schools, shops, and green spaces
- Easy access to A47, bus routes, UEA, and NNUH – no onward chain







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### The Location

This well-connected residential setting blends convenience with a strong sense of community. Perfectly positioned for everyday ease, the area benefits from excellent transport links, including nearby bus routes and swift access to the A47—ideal for direct travel into Norwich city centre.

Longwater Retail Park is just minutes away, offering a wide choice of big-name stores and essential stops, from Sainsbury's and M&S to Greggs, Costa, and a variety of other popular outlets.

The location is equally well-suited for families and professionals alike, with a selection of local schools nearby, a handy convenience store within walking distance, and plenty of green spaces and parks to enjoy. It's also ideally placed for those connected to the University of East Anglia and the Norfolk and Norwich University Hospital—both just a short drive away—making it a smart choice for both work and lifestyle.

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# 5 Knappers Way

Costessey, Norwich

## Knappers Way, Costessey

Situated in the highly sought-after Queens Hills development in Costessey, this impressive three-storey detached property offers generous living space and a flexible layout ideal for modern family life. With no onward chain, it's ready for you to move in and make your own.

From the moment you enter, the light-filled hallway sets the tone, leading to two sizeable reception rooms — perfect for formal dining, family relaxation, or entertaining guests. The well-appointed kitchen/breakfast room boasts a range of fitted units, integrated appliances, and direct access to a practical utility room. A ground floor WC adds everyday convenience.

The first floor hosts three of the five spacious bedrooms, including a large principal bedroom with built-in wardrobes and its own en-suite shower room. Another bedroom enjoys access to a versatile bathroom, which also serves as a guest en-suite.

On the top floor, two further double bedrooms and an additional bathroom create the perfect retreat for older children, guests, or even a home office setup.



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Outside, a driveway leads to a double garage, providing secure parking and storage. The rear garden, mainly laid to lawn with mature borders, offers a private space for relaxation or family activities.

### Agents Note

Sold Freehold

Connected to all mains services.

**AI staged – Images have been digitally enhanced.**  
**We recommend viewing the property in person to form your own opinion on its condition.**



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**TOTAL FLOOR AREA : 1584 sq.ft. (147.2 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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