



15 Bittern Road, Costessey

Norwich



Minors & Brady

15 Bittern Road

Costessey, Norwich

Tucked away on the popular Queens Hill estate, this top-floor apartment offers a surprising blend of peace and convenience. Boasting two well-proportioned bedrooms, it's ideal for first-time buyers or astute investors. The lounge is light-filled, complemented by double-glazed windows and a central heating radiator for year-round comfort. A practical kitchen with fitted units, work surfaces, and plumbing for a washing machine makes everyday living effortless. The bathroom is modern and neatly arranged with a bath, shower, WC, and wash basin. Outside, the property enjoys allocated parking along with access to shared bike and bin storage. Situated in Costessey, residents benefit from excellent transport links, local amenities, green spaces, and proximity to schools, retail parks, and Norwich city centre.

- Top-floor two-bedroom apartment in the popular Queens Hill estate
- Secure entrance system with intercom
- Bright and airy lounge with double-glazed windows
- Fitted kitchen with work surfaces, sink, and integrated oven and hob

Agents Note

Sold Leasehold (years remaining - tbc)

Connected to all mains services.

Ground Rent: £87 paid quarterly

Maintenance: £521.44 quarterly

These charges can be changed to pay half-yearly, yearly, etc.



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15 Bittern Road

Costessey, Norwich

The Location

Located in Costessey, this area offers a peaceful residential setting while remaining exceptionally well-connected to a range of local amenities.

Residents benefit from excellent transport links, with the nearby A47 providing quick access to Norwich city centre and beyond.

For shopping and leisure, the Longwater retail park is just a short drive away, offering a wide selection of stores including Sainsbury's, Next, and M&S, as well as restaurants and cafes. Food lovers will appreciate the newly opened Norfolk Food Hall, providing a vibrant selection of local produce and artisanal offerings. Golf enthusiasts will enjoy the close proximity to Bawburgh Golf Club, providing opportunities for recreation in a scenic setting. Families are well-catered for with a variety of local schools within easy reach, ensuring convenience for children of all ages.

The area is also ideally located for access to the University of East Anglia and the Norfolk and Norwich University Hospital, both just a short drive away. Surrounded by green spaces and parks, residents can enjoy a quiet environment while still benefiting from all the facilities and connectivity that make this part of Costessey so desirable.

Bittern Road, Costessey

A fantastic opportunity to acquire this well-presented two-bedroom top floor apartment located in the sought-after Queens Hill estate, to the west of Norwich. Perfect for first-time buyers or investors, the property offers modern comforts and secure living in a convenient location.

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Upon entry, you are welcomed into a spacious entrance hall with a secure intercom system and doors leading to all rooms, providing a practical and safe layout.

The lounge is bright and airy, featuring double-glazed windows to the side and rear, allowing plenty of natural light, along with a central heating radiator for warmth.

The kitchen is thoughtfully designed with a range of fitted wall and base units, work surfaces, sink and drainer, and integrated oven and hob. There is also plumbing in place for a washing machine, making this a functional space for everyday living.

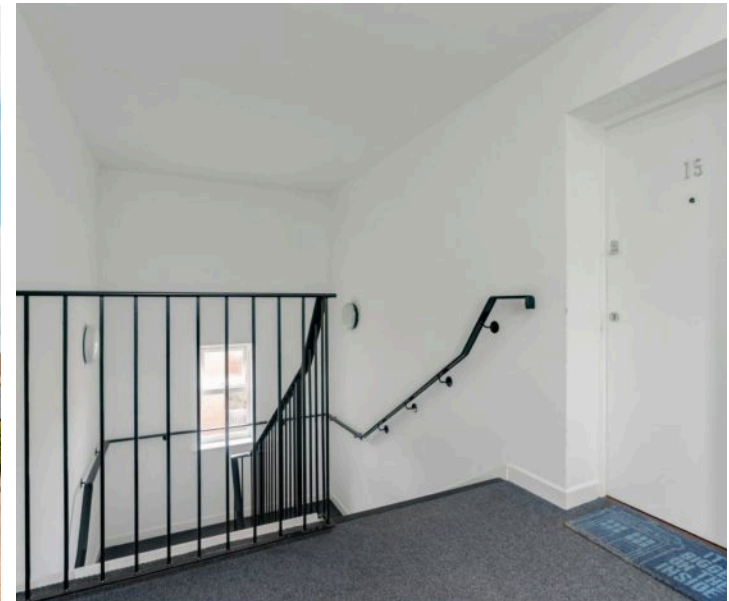
The bathroom is neatly fitted with a bath and shower over, WC, wash basin, and radiator, offering a clean and modern finish.

The property features two bedrooms, both with double glazing and radiators. The main bedroom is generously sized, while the second bedroom is ideal for a child, home office, or guest room.

Externally, the apartment benefits from allocated parking and access to shared bike and bin storage, enhancing convenience and practicality.

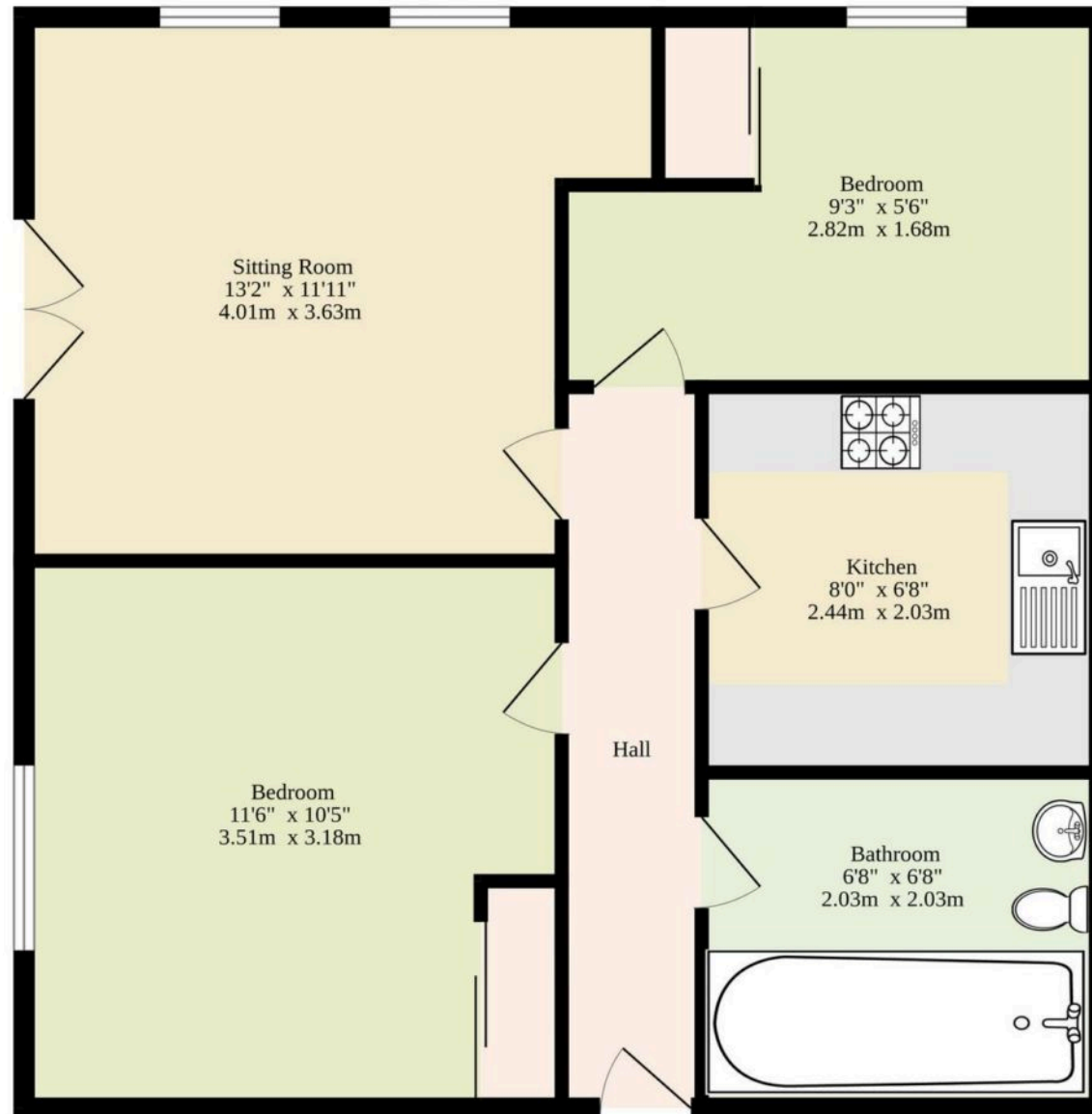
Additional features include double glazing and gas central heating, ensuring comfort throughout the year.

This property represents a fantastic investment opportunity or a perfect first home. Early viewing is highly recommended to fully appreciate what this apartment has to offer.



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471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 471 sq.ft. (43.8 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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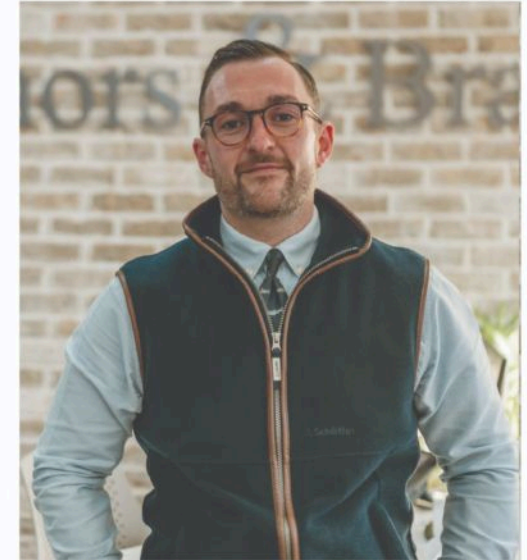
Dreaming of this home? Let's make it a reality



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Senior Property Consultant



Meet *Aysegul*
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Meet *Curtis*
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Minors & Brady
Your home, our market



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