



49 Lord Nelson Drive, Norwich  
Norwich



Minors & Brady



# 49 Lord Nelson Drive

## Norwich

Positioned within the highly regarded Lord Nelson Drive development in Costessey, this stylish modern home offers the perfect mix of comfort and convenience. Set on a generous corner plot with views across open green space, it provides around 1,200 sq. ft. of well-arranged living space. The contemporary kitchen/dining area opens directly to the garden and links smoothly to a bright, welcoming lounge with a feature fireplace. Upstairs, three well-sized bedrooms include a main suite with fitted wardrobes and an en-suite, complemented by a modern family bathroom. Outside, the property features an enclosed rear garden, private driveway, and single garage with power and lighting. Ideally situated for the A47, Norwich city centre, and Longwater Retail Park, it also offers easy access to the UEA and NNUH. Combining modern design with a peaceful suburban setting, this home is perfectly suited to both families and professionals.

- Attractive corner plot position overlooking open green space
- Around 1,200 sq. ft. of modern, well-planned living accommodation
- Stylish kitchen/diner with contemporary units and direct garden access
- Spacious lounge with feature fireplace and double doors to dining area
- Three first-floor bedrooms, including a main suite with fitted wardrobes and en-suite
- Modern family bathroom with shower over bath, plus ground floor WC
- Enclosed rear garden with lawn, patio, and mature shrub borders
- Private driveway and attached single garage with power and lighting
- Peaceful residential setting with excellent transport links via the A47
- Close to Longwater Retail Park, UEA, NNUH, and local schools







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# 49 Lord Nelson Drive

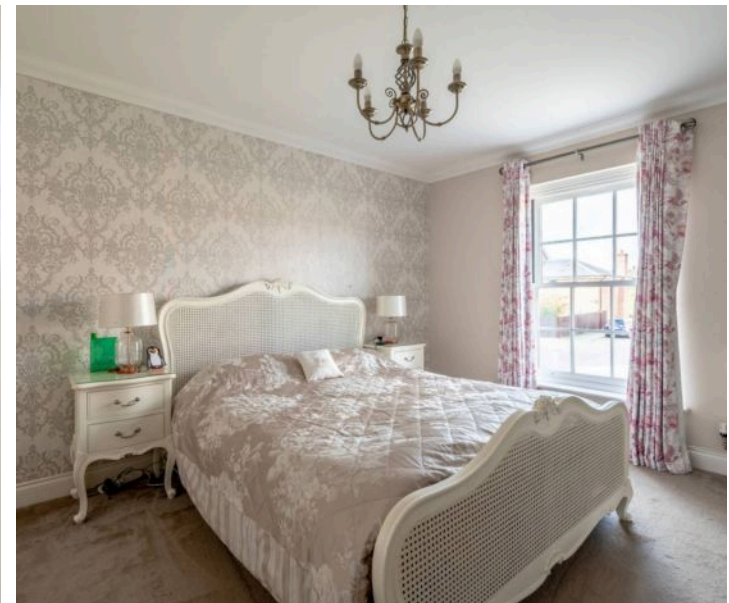
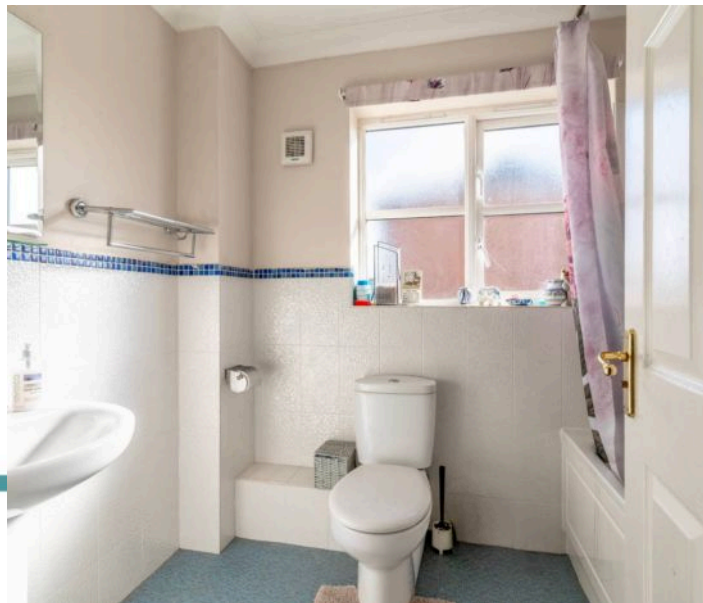
Norwich

## 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.



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# 49 Lord Nelson Drive

Norwich, Norwich

## Lord Nelson Drive, Costessey

Occupying a prime corner plot within a sought-after modern development, this beautifully maintained family home offers stylish and versatile living space of almost 1,200 sq. ft. Overlooking open green space, the property perfectly balances contemporary comfort with practical design, making it an excellent choice for families or professionals alike.

The heart of the home is the impressive kitchen/dining area, fitted with sleek modern units and providing direct access to the rear garden – ideal for relaxed family meals or hosting guests. Double doors lead through to a generous lounge featuring a statement fireplace, offering a cosy retreat at the end of the day. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the property provides three well-proportioned bedrooms, including a main bedroom with built-in wardrobes and a private en-suite shower room. Two further bedrooms—one also featuring fitted storage—are served by a modern family bathroom with a shower over the bath.

Outside, the home benefits from an attractive position overlooking green space, with a neatly kept front garden and private driveway leading to an attached single garage with power, lighting, and rear garden access. The enclosed rear garden offers a pleasant mix of lawn, patio, and mature shrub borders, creating a peaceful and private outdoor haven.

## Agents Note

Sold Freehold

Connected to all mains services

Maintenance: £239 paid annually.



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**Ground Floor**  
632 sq.ft. (58.7 sq.m.) approx.



**1st Floor**  
636 sq.ft. (59.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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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