



11 Valley View Crescent, Norwich

Norwich



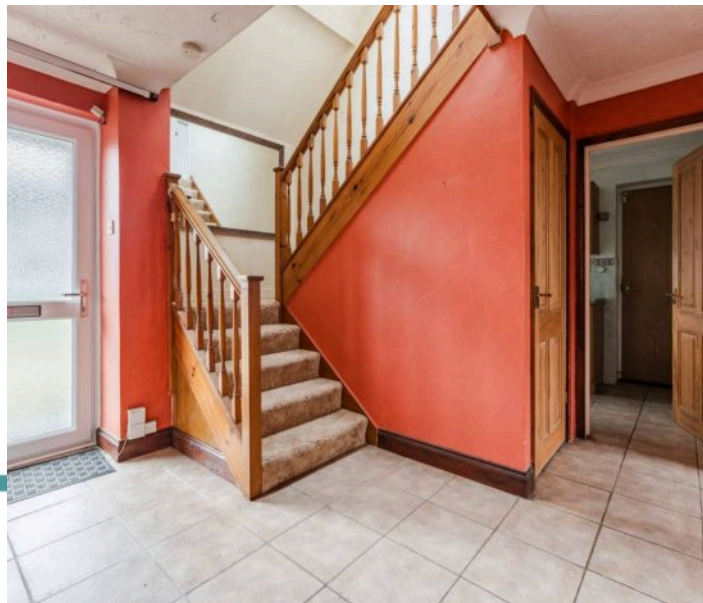
Minors & Brady



# 11 Valley View Crescent

Brimming with untapped potential, this detached chalet-style home on Valley View Crescent is a perfect canvas for contemporary living. Across two floors, it features a generous lounge and dining area with a feature fireplace, flowing into a conservatory overlooking the private rear garden. The kitchen, functional yet ready for modern refurbishment, is complemented by a separate utility room. Upstairs, four bright bedrooms are served by a family bathroom that could be refreshed to modern standards. Outside, a gravelled driveway, car port, and attached garage offer ample parking, while the rear garden provides a low-maintenance setting with mature plants and a greenhouse. Located within walking distance of public transport and the Longwater Retail Park, it perfectly balances convenience and tranquility. With no onward chain, this property is a rare opportunity to create a spacious, flexible family home tailored to your style.

- Detached chalet-style family home with versatile two-floor layout
- Generous lounge and dining area featuring a traditional fireplace
- Conservatory overlooking a private rear garden, ideal for relaxing or entertaining
- Kitchen with space for laundry appliances, offering excellent scope for modernisation
- Separate utility room for added convenience
- Four bright bedrooms with fitted storage and natural light
- Family bathroom with bath, basin, and WC; potential for refurbishment
- Gravelled driveway, car port, and attached garage providing off-road parking for multiple vehicles
- Low-maintenance rear garden with patio, gravel, mature plants, greenhouse, and garden shed
- No onward chain, located in a quiet yet accessible position near Longwater Retail Park, public transport, and the A47







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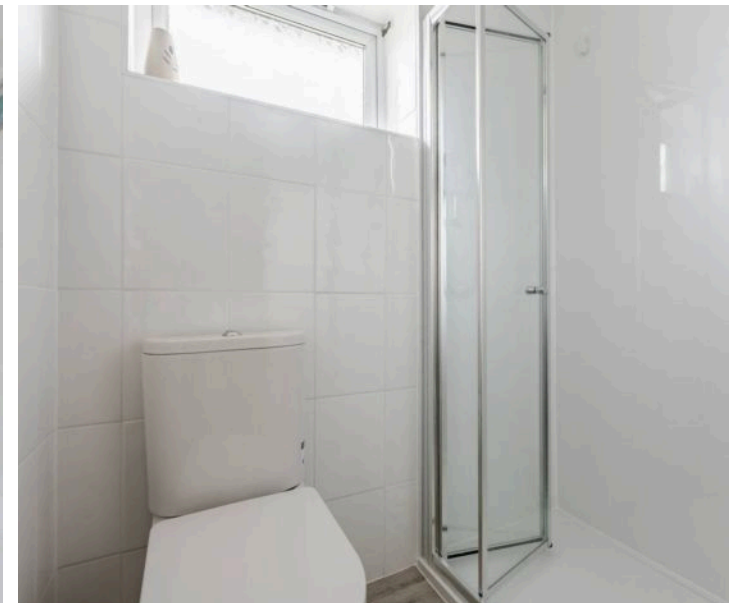
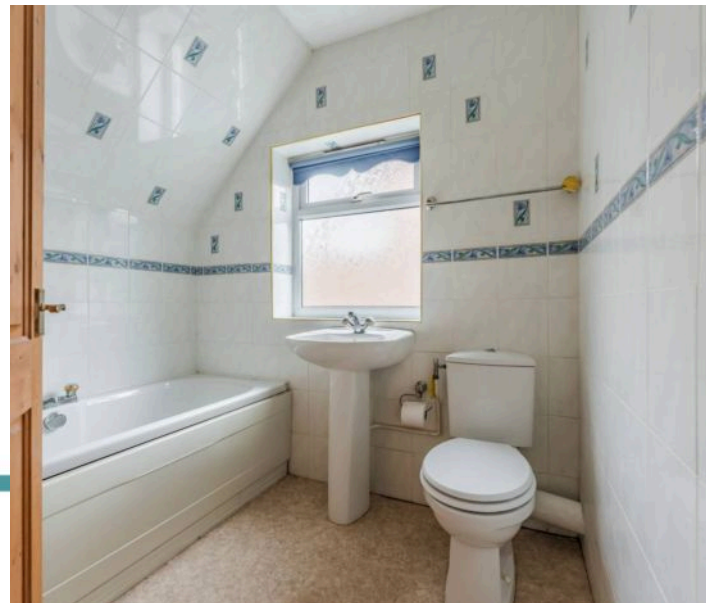
Norwich

## The Location

Nestled in Valley View Crescent, this property enjoys an ideal tucked-away location that provides the perfect balance between quiet village and convenience. With essential amenities right at your doorstep, including the Longwater Retail Park housing popular retailers like Sainsbury's and M&S, your daily shopping needs are effortlessly met.

For those who require an easy commute, the property is within a 5 minute walk of a frequent bus route into the city centre alongside the A47 offering seamless access, making it a prime choice for busy professionals.

Furthermore, the proximity to Norwich City provides access to a myriad of additional amenities, from dining options to cultural attractions. Families will appreciate the abundance of schools for all ages in the area, making it a superb choice for those with children, ensuring they receive the best education options within reach.



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## Valley View Crescent, Costessey

This spacious detached chalet-style home offers a versatile and welcoming layout across two floors. The property features a bright entrance hall with under-stairs storage, leading to a generous lounge and dining area with a feature fireplace and views over the rear garden.

A conservatory at the rear provides additional living space and opens directly onto a private garden, ideal for relaxing or entertaining. The kitchen is fitted with a range of units, built-in hob and oven, and offers space for laundry appliances, while a separate utility room adds convenience. The kitchen would benefit from modernisation to suit contemporary living.

A ground-floor shower room completes the practical layout.

Upstairs, there are four bedrooms, all benefiting from natural light and fitted storage where noted. The first-floor landing features a skylight and additional built-in storage cupboards. The family bathroom includes a bath, basin, and WC with tiled splashbacks, which could be refreshed to modern standards.



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Externally, the property offers a gravelled driveway providing off-road parking for multiple vehicles, a car port, and an attached garage with a roller door and gas boiler. The rear garden extends generously, providing a private, low-maintenance space with a mix of patio and gravel, mature plants, a greenhouse, garden shed, and a striking magnolia.

The property is offered with the added advantage of no onward chain, making it a highly appealing opportunity for buyers seeking a spacious and flexible family home in a quiet setting.

## Agents Note

Sold Freehold

Services are believed to include mains water, electricity, gas, and drainage, though this is not guaranteed.

**Disclaimer:** This property description was generated with AI assistance. The home is offered as a modernisation project, and all details should be independently verified.

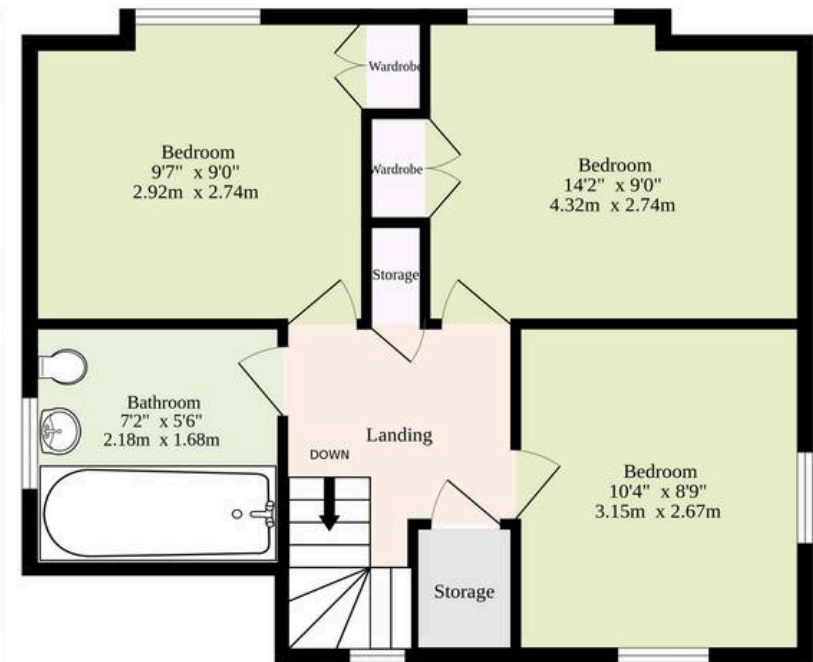




**Ground Floor**  
908 sq.ft. (84.4 sq.m.) approx.



**1st Floor**  
395 sq.ft. (36.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1303 sq.ft. (121.1 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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