



1 Woodcock Hill, Costessey

Norwich



Minors & Brady

1 Woodcock Hill

Tucked away on a corner plot, this four-bedroom detached house offers a great balance of space, comfort, and practicality. Located on the popular Queens Hill development in Costessey, it benefits from good transport links and nearby amenities. The ground floor includes a welcoming entrance hall, a bright lounge, a modern shower room, and a spacious kitchen/dining room. Upstairs, there are four well-proportioned bedrooms, with the main bedroom featuring its own en-suite, alongside a family bathroom. The south-facing rear garden is private and well-positioned, ideal for relaxing or entertaining. A detached garage has been converted into a versatile lounge/bedroom with power, lighting, and water supply, while the driveway offers convenient off-road parking. With the sellers having already found their next home, this property is ready for a smooth and straightforward move.

- A well-presented four-bedroom detached home offering plenty of space for family living
- Positioned on a generous corner plot, giving the property a sense of privacy and distinction within the development
- Situated on the ever-popular Queens Hill estate in Costessey, with excellent access to local amenities and transport links
- A comfortable lounge and a spacious open-plan kitchen/dining room, ideal for everyday life and entertaining guests
- The convenience of a ground floor shower room adds flexibility for families and visiting guests
- The main bedroom benefits from its own en-suite, while the remaining bedrooms are served by a modern family bathroom
- A south-facing rear garden that is both private and enclosed, creating the perfect outdoor setting
- A detached garage that has been thoughtfully converted





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1 Woodcock Hill

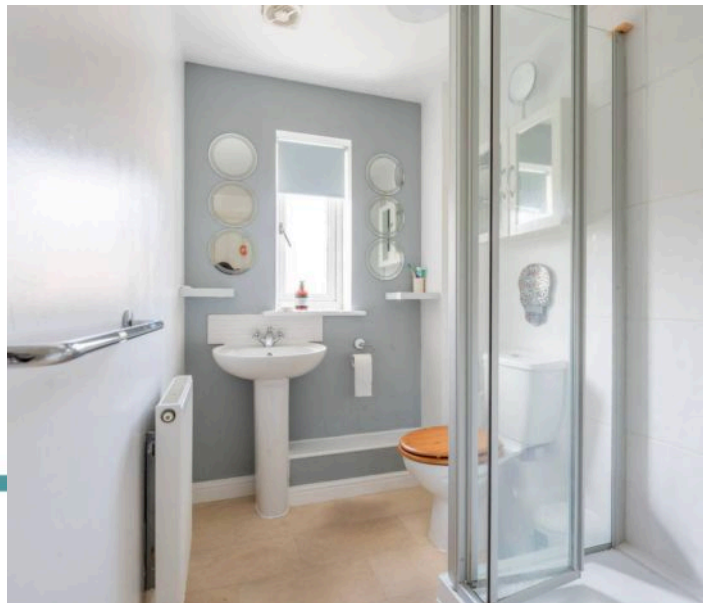
Costessey, Norwich

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.



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Costessey, Norwich

Woodcock Hill, Costessey

This charming four-bedroom detached house is set on a desirable corner plot within the ever-popular Queens Hill development. Unlike many newer builds, the property enjoys real character and warmth, making it feel immediately like home.

The ground floor offers a welcoming entrance hall, a comfortable lounge, a generous kitchen/dining room perfect for entertaining, and the convenience of a modern shower room. Upstairs, there are four well-proportioned bedrooms, with the main bedroom boasting its own en-suite, alongside a stylish family bathroom.

Outside, the property really comes into its own. The rear garden is not only south-facing but also enjoys an exceptional level of privacy, creating a wonderful retreat for relaxing or hosting. Being set on a corner plot adds to the sense of space and seclusion rarely found on developments of this kind.



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A driveway provides off-road parking, while the detached garage has been thoughtfully converted and is currently used as a lounge/bedroom. With power, lighting, and a water supply connected from the main house, this versatile space offers plenty of potential for a variety of uses.

Another key benefit is that the vendors have already found the next home they wish to purchase, meaning that any buyer keen to move quickly will not be held up waiting for them to find onward accommodation.

Agents Note

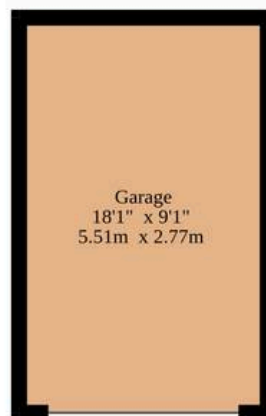
Sold Freehold

Connected to all mains services

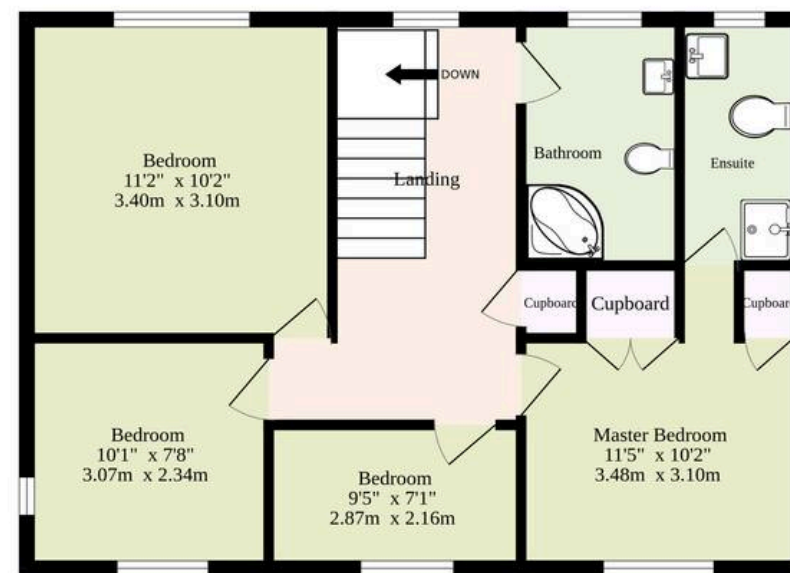


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Ground Floor
716 sq.ft. (66.5 sq.m.) approx.



1st Floor
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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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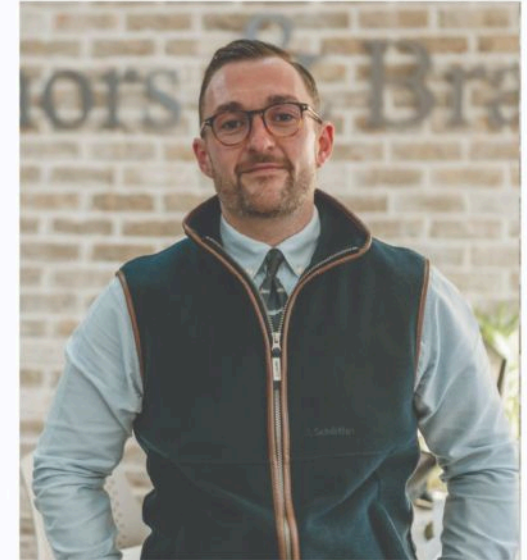
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