



14 Dunnock Drive, Costessey

Norwich



Minors & Brady

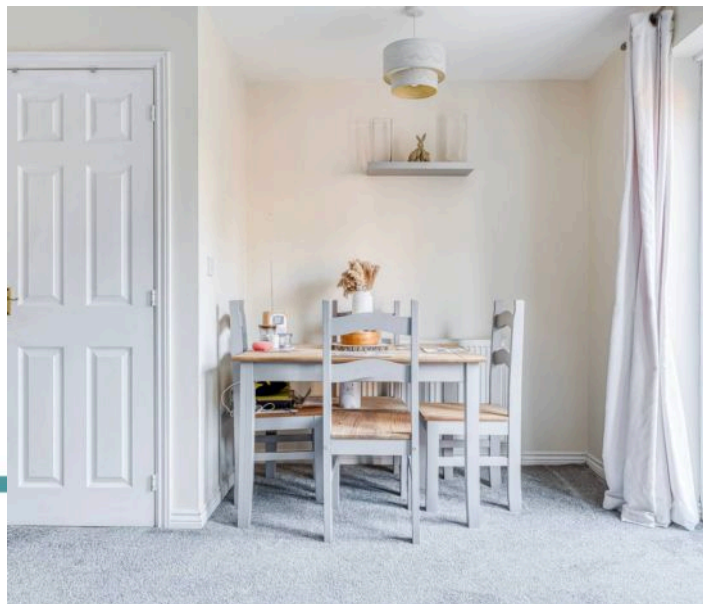
# 14 Dunnock Drive

Costessey, Norwich

Beautifully presented and set within a convenient residential location, this modern mid-terraced home offers stylish living with a well-fitted kitchen and breakfast bar complete with integrated appliances, a light-filled lounge and dining area opening to the garden, three well-proportioned bedrooms including a master with en suite, and a contemporary family bathroom alongside a ground-floor WC. Outside, the property enjoys an enclosed rear garden with rear access, a patio and storage shed, together with the benefit of two allocated parking spaces. With Longwater Retail Park, schools, and excellent transport links via the A47 all close by, it is perfectly placed for both families and commuters. Offering modern style with everyday practicality, it presents an attractive home ready to move straight into.

## Location

Dunnock Drive in Costessey provides a well-connected residential setting to the west of Norwich. The area benefits from nearby everyday amenities, with Longwater Retail Park offering supermarkets, shops, restaurants, and leisure facilities just a short distance away. Families will find a choice of well-regarded schools close by, as well as local parks and open spaces. Excellent transport links via the A47 and routes into Norwich city centre make this location practical for commuting, while still enjoying a quieter suburban environment. Residents can also take advantage of nearby riverside walks and recreational areas, adding further appeal for those who enjoy the outdoors. The proximity to Norwich ensures that cultural attractions, dining, and shopping are all within easy reach.





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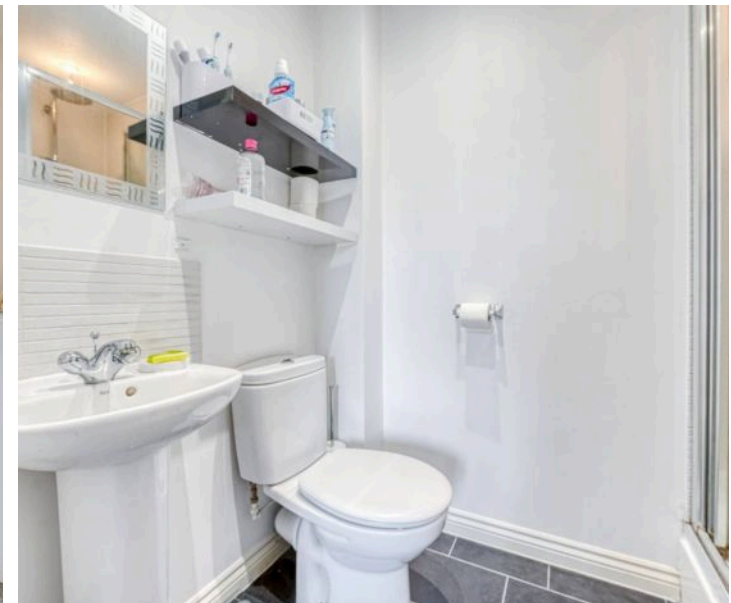
Stepping into the entrance hall, there is an immediate sense of comfort and convenience, enhanced by the presence of a ground-floor WC.

From here, you move through to the kitchen and breakfast room, a bright and stylish space fitted with glossy white cabinets, sleek work surfaces, and a mosaic-tiled splashback that adds a modern edge. Integrated appliances, including a double oven with gas hob and extractor, are thoughtfully positioned to maximise the generous storage available across both base and wall units. A large window floods the room with natural light, while the breakfast bar creates the perfect spot for casual dining. The wood-effect laminate flooring is both practical and contemporary, complemented by recessed ceiling spotlights that give the space a crisp finish.

The lounge and dining area stretches across the rear of the home, where a soft grey carpet adds warmth underfoot and a muted feature wall introduces character to the neutral décor. Generous proportions allow for a dedicated dining area as well as a comfortable seating space, while natural light streams in through the wide rear window and French doors that open directly onto the garden. The layout is ideal for both everyday living and entertaining, with track lighting and a pendant fitting helping to define the zones within the room. A useful storage cupboard is tucked away, and radiators ensure year-round comfort.

Upstairs, the landing provides access to the loft and an airing cupboard, leading to three well-sized bedrooms, all with carpeted flooring and natural light.

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The master bedroom benefits from an en suite shower room featuring a corner enclosure, pedestal basin, and WC finished in crisp white. Tiled flooring and part-tiled walls keep the look modern and easy to maintain, with thoughtful touches like a wall-mounted mirror and shelving enhancing the space. The second bedroom is another generous double, while the third is a smaller room well-suited as a single bedroom, nursery, or home office.

The family bathroom presents a three-piece suite with bath, shower over, pedestal basin, and WC, all finished with clean white tiling and a decorative border. A bold blue feature wall brings a touch of vibrancy, while the frosted window ensures privacy alongside natural light.

Outside, the enclosed rear garden provides a private setting bordered by brick walls and fencing, with gated access to the rear. A paved patio is well-suited for outdoor dining or seating, flowing onto a neat lawn with planted borders that soften the space. A timber shed adds valuable storage, making the garden both practical and inviting throughout the year.

Two allocated off-road parking spaces are also included with the property.

## Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

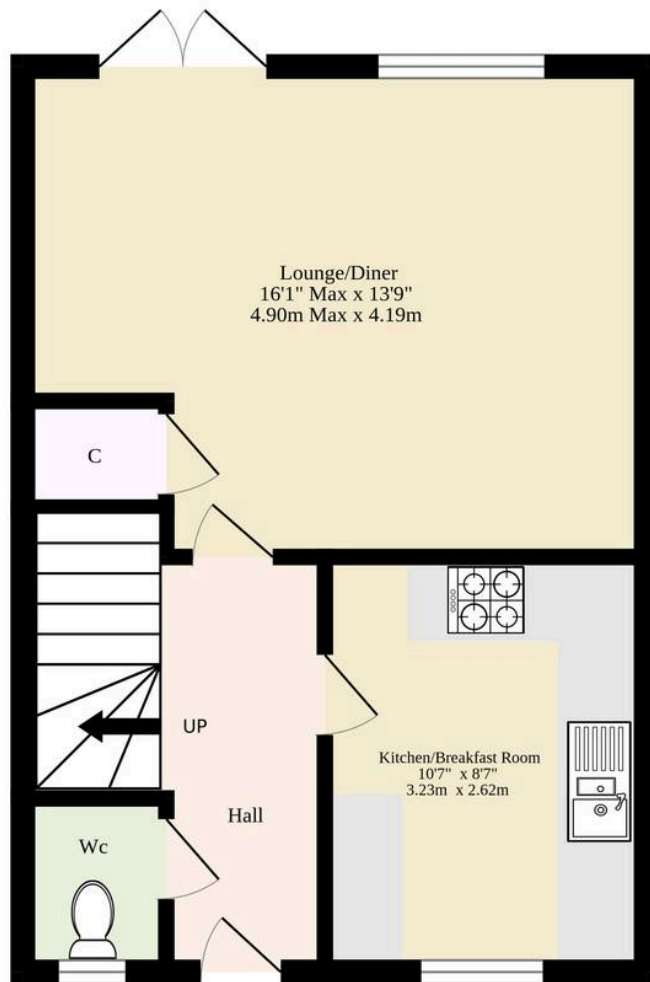
Council Tax Band- C

Annual maintenance fee of £150

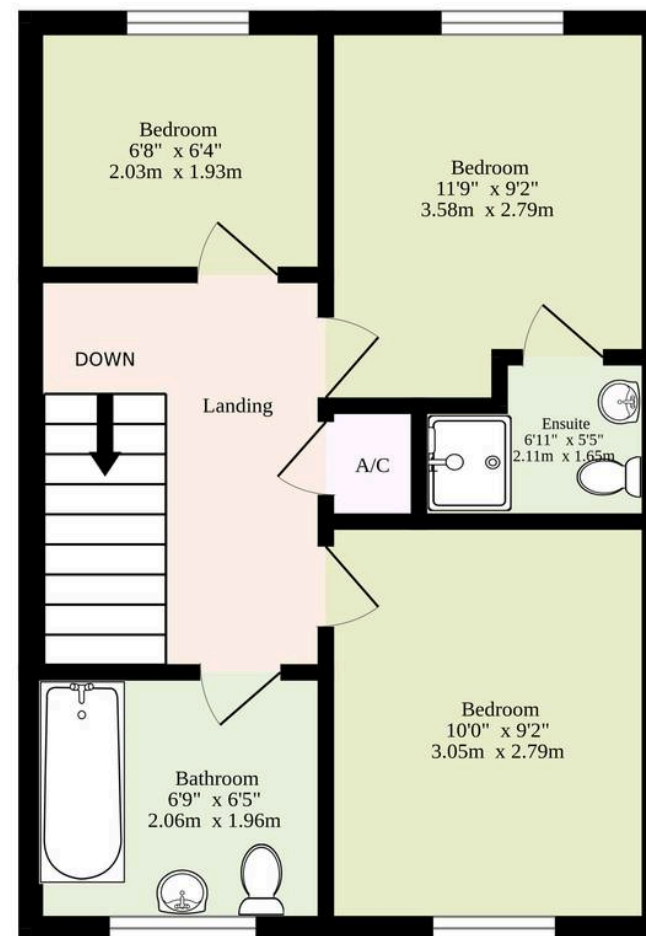
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**Ground Floor**  
395 sq.ft. (36.7 sq.m.) approx.



**1st Floor**  
403 sq.ft. (37.4 sq.m.) approx.



**TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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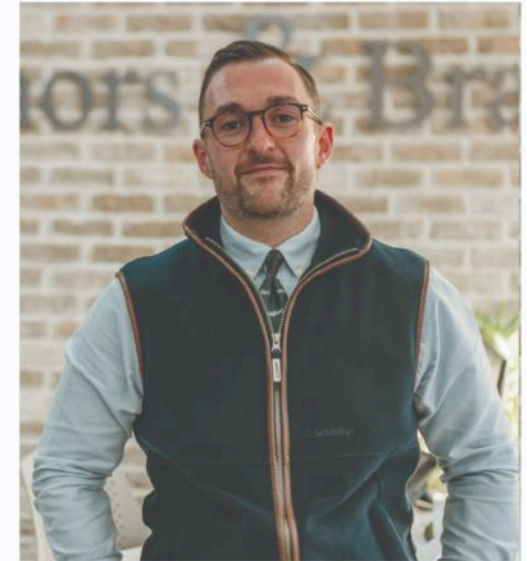
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