



12 Royal Sovereign Avenue, Costessey
Norwich



Minors & Brady

12 Royal Sovereign Avenue

Costessey, Norwich

Set on a generous corner plot in Costessey, this detached home enjoys views over the green and a sense of space that extends from the entrance hall through to the living areas. Natural light fills the sitting room, creating a welcoming place to relax or host friends, while the kitchen and dining space opens onto the garden, making everyday meals and weekend gatherings effortless. Four double bedrooms offer privacy and comfort, and the study provides a quiet space for work or hobbies. Outside, the garden and patio create a space to unwind or entertain, complemented by a driveway and garage that keep family life organized and practical. This is a home where comfort, versatility, and the rhythms of modern living come together seamlessly.



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- Detached residence proudly positioned on a large corner plot in Costessey, Norwich
- Beautiful family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Large sitting room flooded in an abundance of natural light, inviting relaxation and entertaining
- Open-plan kitchen/dining room featuring two sets of French doors, creating an effortless flow between the indoor-outdoor spaces
- Immaculate kitchen equipped with high-quality cabinetry, an integrated oven, a gas hob, a built-in dishwasher and a fridge/freezer
- Versatile study with option to be a home office, a playroom for children or an additional bedroom
- Four double bedrooms offering comfort and privacy, three of which benefit from built-in wardrobes
- A private en-suite and a family bathroom, both designed with contemporary fixtures and fittings
- A private, well-maintained garden featuring a patio for seating arrangements and a laid to lawn, ready for you to personalise
- A driveway providing off-road parking and a detached garage for storage options



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Location

Royal Sovereign Avenue is a residential street located in Costessey, a suburb to the west of Norwich. Local amenities are within easy reach, including small convenience shops and takeaways, while larger shopping options such as the Longwater Retail Park are just a short drive away, offering supermarkets, high-street stores, and restaurants.

For families, the street is well served by nearby schools. St Augustine's Catholic Primary School and Costessey Primary Academy are both within a mile, while Ormiston Victory Academy provides secondary education close by. Healthcare is easily accessible, with local GP practices and pharmacies within walking distance.

Transport connections are convenient: the A47 gives easy road access to Norwich city centre and beyond, while local bus routes connect Costessey with surrounding suburbs. The nearest railway station in Norwich provides frequent services to London, Cambridge, and other major cities.

Living on Royal Sovereign Avenue offers a balanced lifestyle. Residents benefit from the calm of a suburban neighbourhood, while being close enough to enjoy the cultural, shopping, and leisure opportunities of Norwich. The community is generally quiet and residential, with green spaces nearby for walking or recreation, making it particularly appealing to families and professionals seeking a comfortable and well-connected base.

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This substantial detached home occupies a prominent corner plot in Costessey, overlooking the green and offering a sense of space both inside and out. Designed for modern family living, the property combines generous proportions with versatile layouts that can easily adapt to your needs.

A large, welcoming entrance hall sets the tone, providing immediate access to under-stairs storage and a practical WC. The sitting room is a standout feature, flooded with natural light from multiple windows, creating an open, airy environment ideal for both relaxed evenings and entertaining guests.

The open-plan kitchen and dining area is the heart of the home. Two sets of French doors open directly onto the garden, creating an effortless indoor-outdoor flow that enhances everyday living and entertaining. The kitchen itself is fitted with high-quality cabinetry and integrated appliances, including an oven, gas hob, dishwasher, and fridge/freezer, offering both style and functionality for family life.

A versatile study completes the ground floor, providing the option to function as a home office, playroom, or additional bedroom depending on your requirements.



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Upstairs, four double bedrooms provide comfort and privacy, three of which include built-in wardrobes. The principal bedroom benefits from a private en-suite, while the family bathroom is fitted with contemporary fixtures and sitting, combining practical design with modern style.

Outside, the property features a private, well-maintained garden, including a paved patio area for seating and entertaining, and a lawn offering space for gardening or play. A driveway provides off-road parking, complemented by a detached garage that adds significant storage capacity.

This home offers the ideal combination of flexible living spaces, high-quality finishes, and a desirable location, making it perfectly suited for family life in one of Norwich's most sought-after areas.

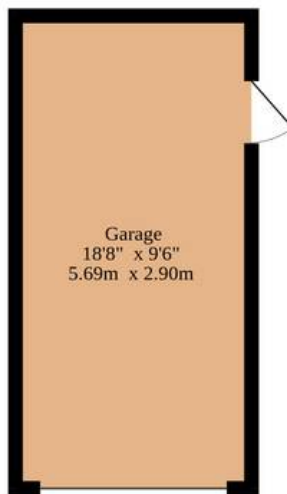
Agents note

Freehold

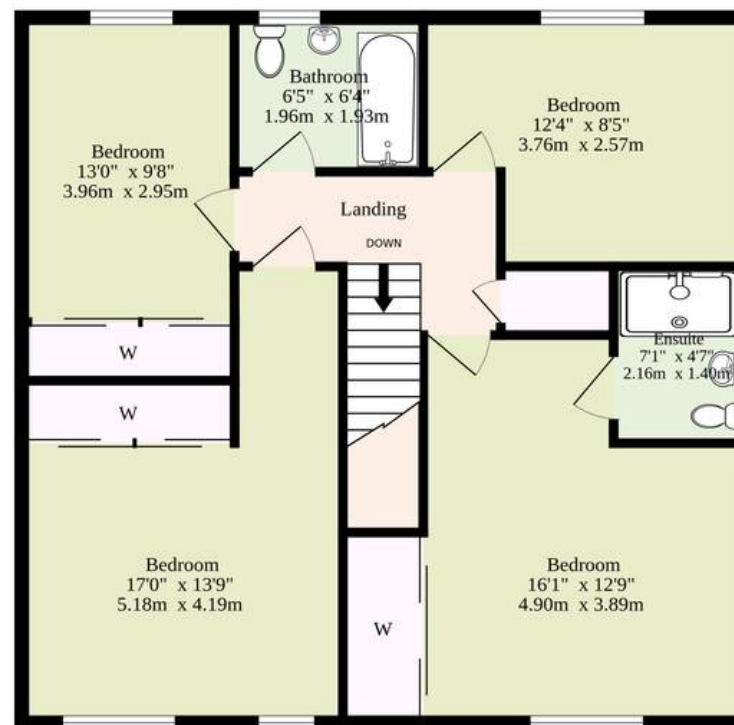


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Ground Floor
1003 sq.ft. (93.2 sq.m.) approx.



1st Floor
837 sq.ft. (77.8 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1840 sq.ft. (170.9 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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Meet *Rosie*
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Meet *Tristan*
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