



163 West End, Costessey

Norwich



Minors & Brady

163 West End

This beautifully presented three-bedroom semi-detached home offers a comfortable and versatile layout, ideal for modern family living. Situated in the highly sought-after NR8 area, it enjoys a peaceful location while remaining close to schools, parks, shops, and transport links. A large, paved driveway provides ample off-road parking for multiple vehicles. Inside, the bright and welcoming sitting room flows seamlessly into the dining area, creating a warm and sociable environment for family life and entertaining. The well-appointed kitchen features modern fittings, generous storage, and direct access to the rear garden. Upstairs, two spacious double bedrooms and a versatile third bedroom are complemented by a contemporary family bathroom. The rear garden is a highlight, offering a patio, lawn, mature shrubs, and a storage shed for practicality. Combining thoughtful design, a flexible layout, and a prime location, this home is perfect for families seeking comfort and convenience.

- Three-bedroom semi-detached home in the highly sought-after NR8 area
- Large, paved driveway providing ample off-road parking for multiple vehicles
- Bright and spacious sitting room with feature fireplace and solid oak flooring
- Open-plan dining area overlooking the rear garden
- Well-equipped kitchen with modern fittings, storage, and appliance space
- Two generous double bedrooms and a versatile third bedroom
- Contemporary family bathroom with bath, shower, WC, and hand basin
- Large, well-maintained rear garden with patio, lawn, shrubs, and trees
- Storage shed included for garden tools and equipment
- Convenient location close to schools, parks, shops, and transport links





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163 West End

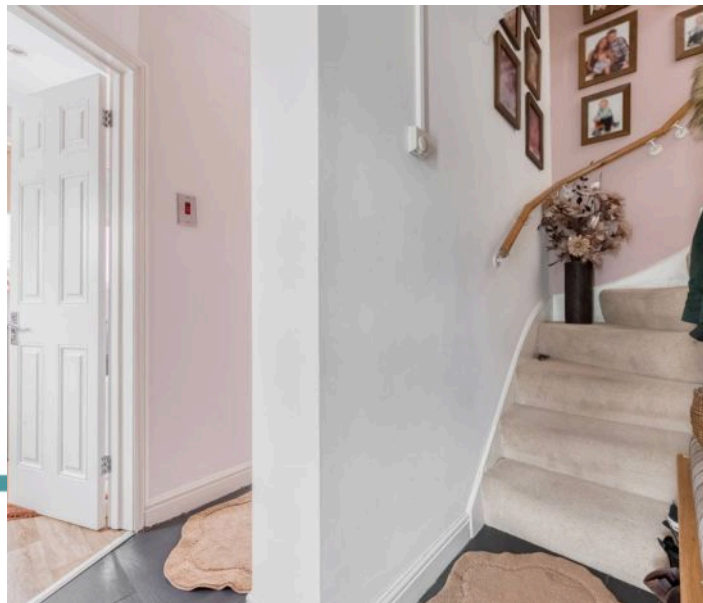
The Location

West End, Old Costessey is a highly desirable and family-friendly suburb, celebrated for its peaceful setting close to the River Wensum. Residents benefit from an abundance of green spaces, walking and cycling routes, including access to the renowned Marriott's Way, which provides safe, scenic paths ideal for family walks, running, or cycling.

Local parks, play areas, and open spaces create a welcoming community atmosphere and a great environment for children. The nearby Costessey Park Golf Club also adds to the area's appeal for those who enjoy outdoor recreation. Education is another strong attraction. Families have access to well-regarded local schools such as St Augustine's Catholic Primary School, Langley Preparatory School at Taverham Hall, and several respected secondary schools in the surrounding area.

West End also enjoys excellent transport links. Regular bus services provide easy access to Norwich city centre, just a short journey away, while the A47 Southern Bypass ensures convenient connections across Norfolk and beyond. The University of East Anglia (UEA) and Norfolk & Norwich University Hospital (NNUH) are both within easy reach, making the location ideal for university staff, healthcare professionals, and students alike.

For shopping and leisure, Longwater Retail Park is just a few minutes' drive away, offering supermarkets, popular retailers, cafes, and restaurants. The nearby village of Taverham also provides a range of local amenities including independent shops, a garden centre, and additional schools. Commuters benefit from Norwich Railway Station, which provides direct links to London (around 2 hours) and Cambridge (approximately 80 minutes), ensuring great connectivity for work or leisure travel.



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This well-maintained three-bedroom semi-detached property offers an ideal balance of space, comfort, and practicality, making it perfect for modern family living. Located in the highly sought-after NR8 area, the home is set in a peaceful, residential street yet remains conveniently close to a variety of local amenities, including shops, parks, schools, and excellent transport links.

The property is approached via a large, paved driveway, providing ample off-road parking for multiple vehicles. Upon entering, you are greeted by a bright and spacious sitting room, flooded with natural light from a large front-facing window. The room is beautifully finished with solid light oak flooring and a charming feature fireplace with a brick-built mantelpiece, creating a warm and inviting atmosphere. This space flows effortlessly into the dining area, which offers plenty of room for family meals or entertaining guests and overlooks the rear garden, allowing for a seamless connection between indoor and outdoor living.

The kitchen is thoughtfully designed with a combination of wall and base units, a sleek work surface, and modern fittings, including a stainless steel sink with up-and-over tap, induction hob, electric oven, and space for essential appliances such as a dishwasher and washing machine. Tiled flooring ensures easy maintenance, and a door provides direct access to the rear garden, making it convenient for outdoor dining or gardening.



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Upstairs, the property comprises three comfortable bedrooms. The master bedroom is a generous double with a built-in wardrobe and front-facing window, while the second bedroom is another well-proportioned double overlooking the rear garden. The third bedroom is a versatile space, ideal as a child's room, nursery, or home office. The family bathroom is fitted with a contemporary suite, including a panel bath with glass screen and shower above, WC, hand basin with storage beneath, fully tiled walls, and a heated towel rail.

The rear garden is a true highlight of the property. It is large, well-maintained, and thoughtfully designed, with a spacious patio area perfect for outdoor dining and entertaining, a mainly lawned section ideal for children to play, and mature shrubs and trees providing privacy and character. A storage shed is also included, offering practical space for garden tools and equipment.

This property combines a flexible and practical layout with stylish interiors, a generous garden, and a convenient location, making it an excellent choice for families looking for a home that offers both comfort and functionality in a highly desirable part of NR8.

Agents Note

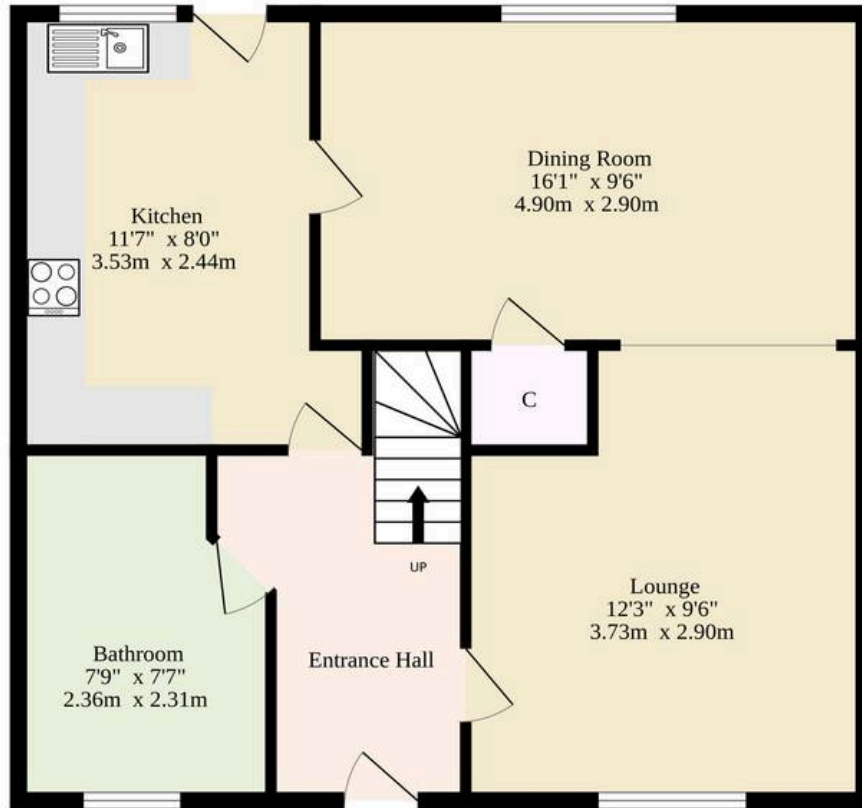
Sold Freehold

Connected to all mains services.

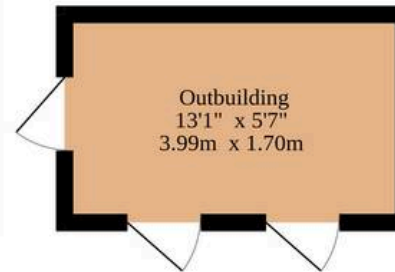
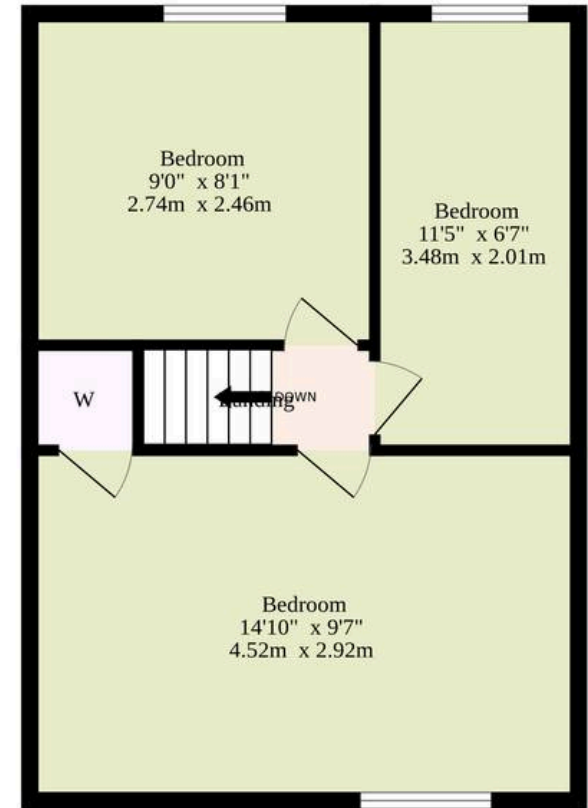


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Ground Floor
559 sq.ft. (51.9 sq.m.) approx.



1st Floor
301 sq.ft. (28.0 sq.m.) approx.



Sqft Includes Outbuilding

TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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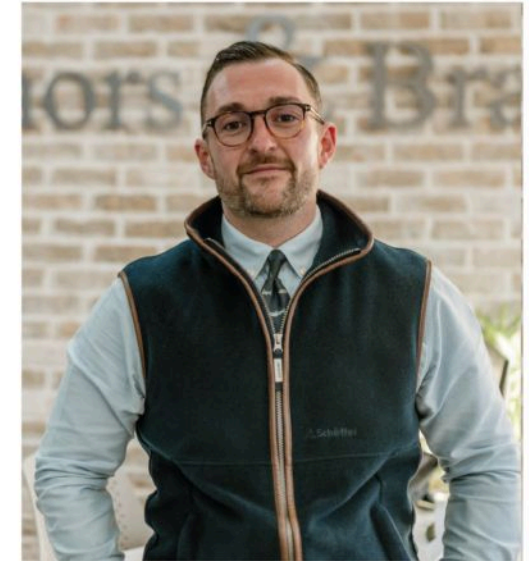
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