



78 Redpoll Road, Costessey

Norwich

Minors & Brady



78 Redpoll Road

Costessey, Norwich

A bright and versatile family home in the sought-after town of Costessey. This semi-detached residence spans three floors, offering flexible living spaces that can easily adapt to your lifestyle. A welcoming entrance hall with a convenient WC leads to a modern kitchen with integrated appliances and space for your own, while the sitting/dining room, filled with natural light from French doors, provides the perfect setting for relaxation or entertaining. Upstairs, two comfortable bedrooms share a contemporary family bathroom, with the second-floor master bedroom boasting velux windows, built-in wardrobes, and a private en-suite shower room. Outside, a low-maintenance garden with patio, lawn, and shingled area offers room to unwind or personalise, complemented by allocated off-road parking at the rear.



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78 Redpoll Road

Costessey, Norwich

- Semi-detached residence positioned in the Norfolk town of Costessey
- Spacious and flexible accommodation across three floors, that can easily adapt to your own preferences and style
- Kitchen equipped with modern cabinetry, an integrated oven and areas for your own appliances
- Sitting/dining room filled with natural light from the French doors, inviting relaxation and entertaining
- Two first-floor bedrooms offering comfort and privacy, alongside a contemporary family bathroom
- Master bedroom complemented by built-in wardrobes and a private en-suite shower room
- A private, maintained garden featuring a small patio, a laid to lawn and a shingled area, ready for you to personalise
- Allocated off-road parking at the rear
- Close to a wide range of amenities, including shops, schools and transport links



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Location

Redpoll Road is situated in the Norfolk town of Costessey, a suburban area just west of Norwich. While Redpoll Road is largely residential, everyday shopping is convenient. Local convenience stores are a short walk or drive away, and the nearby Longwater Retail Park provides supermarkets, clothing stores, homeware, and fast-food outlets. Larger grocery chains, pharmacies, and smaller independent shops are easily accessible in Costessey village or just into Norwich.

Families in the area have access to nearby schools. The closest primary school is Queen's Hill Primary School, located within walking distance, while secondary students typically attend Taverham High School, around a mile or so away. These schools serve the local community and are complemented by nearby nurseries and pre-school facilities.

Transport connections are practical for commuters and residents alike. Regular bus services link the neighbourhood to Norwich city centre, making it easy to access work, education, or leisure without a car. For drivers, the A47 and other main roads are nearby, providing straightforward access to Norwich, the Norfolk coast, and surrounding towns.



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78 Redpoll Road

Costessey, Norwich

This delightful semi-detached residence is perfectly situated in the charming Norfolk town of Costessey, offering a wonderful blend of comfort, style, and versatility across three spacious floors. Designed to adapt effortlessly to your lifestyle, the property provides flexible living spaces that can be tailored to suit your personal preferences.

Step through the welcoming entrance hall, bright and airy, with a convenient WC tucked away for everyday practicality. The kitchen is thoughtfully designed with modern cabinetry, an integrated oven, and space for your own appliances, creating a perfect hub for culinary inspiration and family life. The adjacent sitting/dining room is bathed in natural light from the French doors, providing a warm and inviting space for relaxation, entertaining, or simply enjoying quiet moments at home.

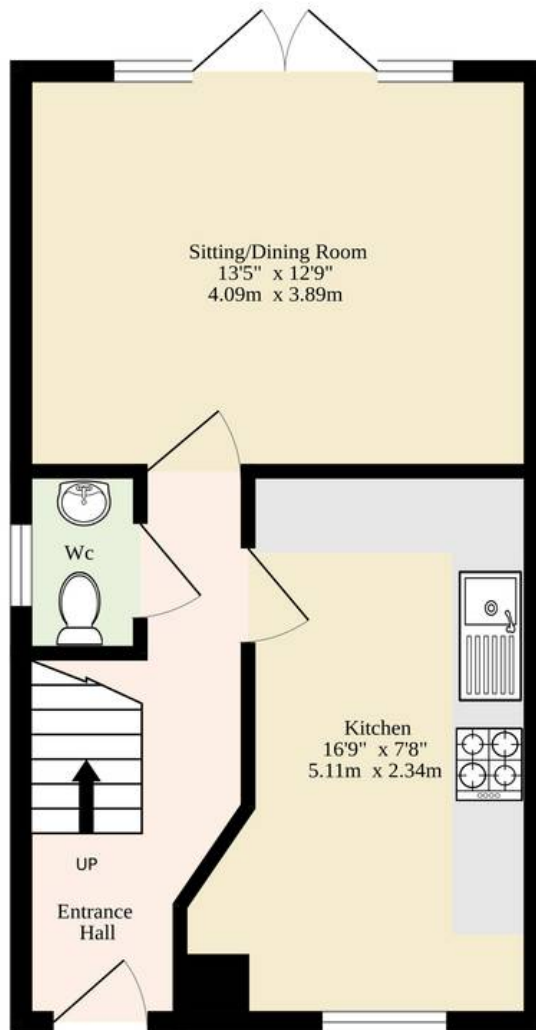
Upstairs, two bedrooms offer comfort and privacy, served by a family bathroom with a three-piece suite. Ascend to the second floor master suite that flaunts velux windows that fill the room with natural light, built-in wardrobes for personal belongings, and a private en-suite shower room, this space is ideal for unwinding in style.

Outside, the private, low-maintenance garden presents a small patio, a laid-to-lawn area, and a shingled section, offering a canvas ready for your personal touch, perfect for al fresco dining, gardening, or simply enjoying the outdoors. Additional benefits include allocated off-road parking at the rear, ensuring convenience alongside the property's many lifestyle advantages.

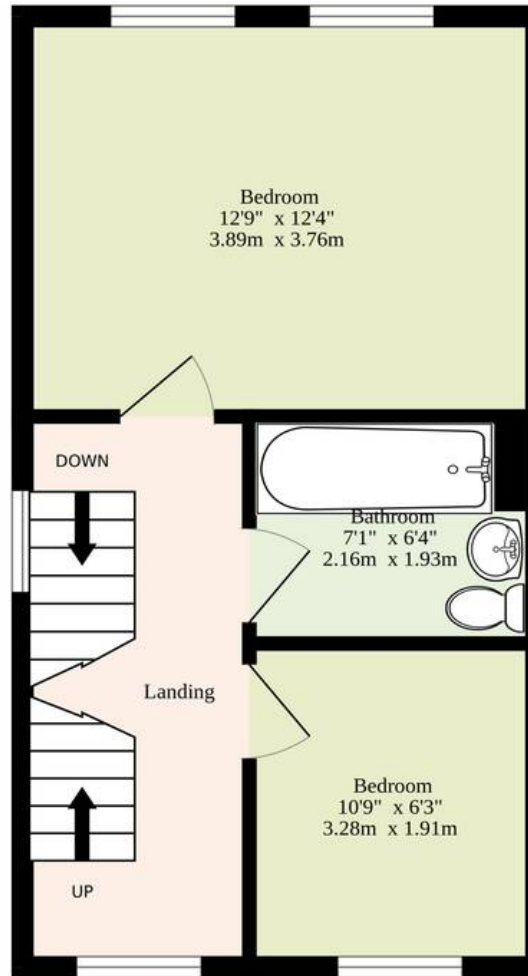


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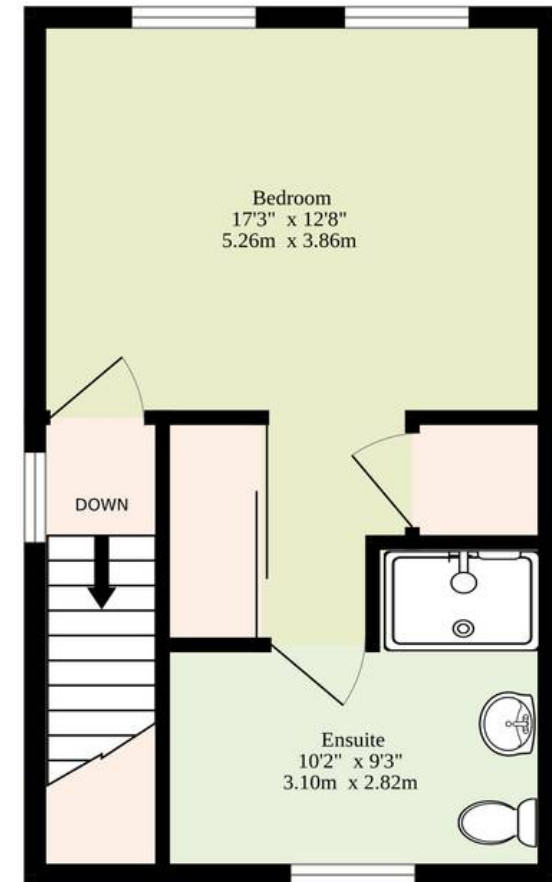
Ground Floor
400 sq.ft. (37.2 sq.m.) approx.



1st Floor
389 sq.ft. (36.1 sq.m.) approx.



2nd Floor
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 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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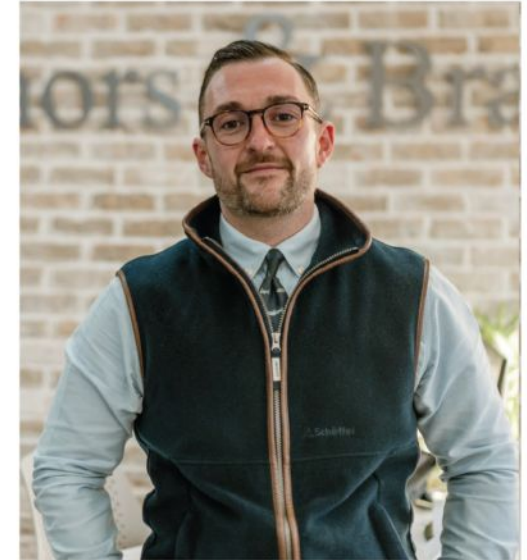
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Minors & Brady
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