



20 Magnolia Way, Costessey
Norwich



Minors & Brady

20 Magnolia Way

Costessey, Norwich

This bright first-floor flat offers a stylish and practical living space, perfect for first-time buyers or investors. The open-plan sitting and dining area benefits from a dual aspect, creating a light and airy atmosphere. A modern kitchen with integrated appliances provides both functionality and style. Two comfortable double bedrooms offer versatile and restful spaces. The family bathroom features a sleek three-piece suite with a shower over the bath. Built-in storage on the landing and a loft hatch help keep the home organised and clutter-free. With allocated parking directly opposite, gas central heating, and double glazing, this property is both convenient and easy to maintain.

- Bright, dual-aspect open-plan living and dining area
- Modern kitchen with integrated appliances
- Two well-proportioned double bedrooms
- Family bathroom with shower over the bath
- Built-in storage cupboards on the landing
- Loft access for additional storage
- Gas-fired central heating
- Double-glazed windows throughout
- Allocated parking opposite the property
- Low-maintenance, easy-to-run home





M&B

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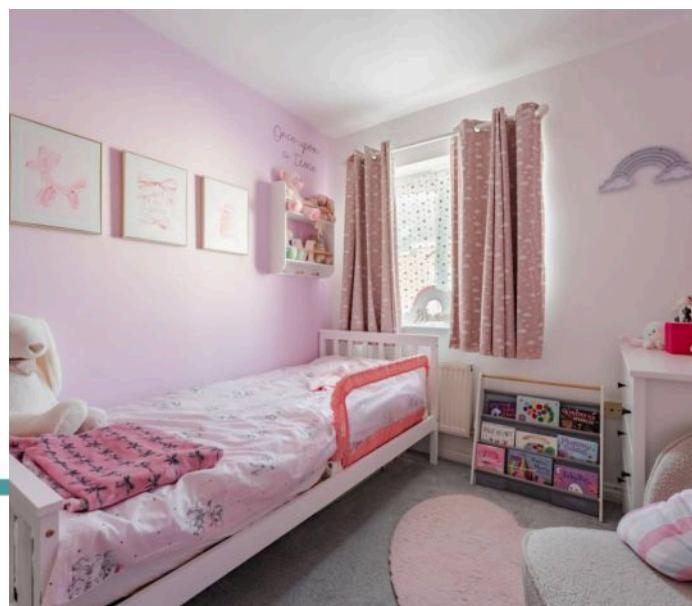
The Location

Magnolia Way, located in Costessey, offers a peaceful residential setting with easy access to a wide range of local amenities. The area benefits from good transport links, including nearby bus routes and the A47, providing quick and convenient connections to Norwich city centre.

Surrounded by green spaces and parks, residents can enjoy a quiet environment while remaining close to everyday conveniences. The popular Longwater Retail Park, home to Sainsbury's and Marks & Spencer, is just a short drive away, along with a variety of other shops and services.

The Norfolk Showground Food Hall is also nearby, offering local produce and café facilities, as well as scenic dog-walking routes around the showground. A selection of schools are located within easy reach, making the area suitable for families.

Magnolia Way is ideally positioned for access to both the University of East Anglia and the Norfolk and Norwich University Hospital, which are only a short drive away, making it a highly convenient and well-connected location.



Magnolia Way, Costessey

This beautifully presented first-floor flat offers a bright and welcoming interior, perfect as a first home or a solid investment. Set in a tucked-away position, the property benefits from allocated parking directly opposite and a practical layout that maximises space and comfort. With gas-fired central heating, double glazing, and a manageable service charge, it is both easy to maintain and efficient to run.

The property features a generous open-plan sitting and dining room with a dual aspect, allowing natural light to flood the space. The adjoining kitchen is thoughtfully designed with a range of integrated appliances and ample storage, providing everything needed for modern living.

Built-in cupboards on the landing offer additional storage, keeping the home clutter-free and organized.

There are two double bedrooms, both finished with comfortable carpeting and radiators, providing restful and versatile sleeping spaces. The family bathroom completes the accommodation, fitted with a contemporary three-piece suite, tiled splashbacks, and a shower over the bath.

Overall, this flat combines practicality, style, and comfort, with well-proportioned rooms and a layout that feels spacious and inviting. The combination of ample storage, dedicated parking, and low-maintenance features makes it an ideal choice for buyers seeking a convenient and easy-to-manage home.

Agents Note

Sold Leasehold - 130 years remain

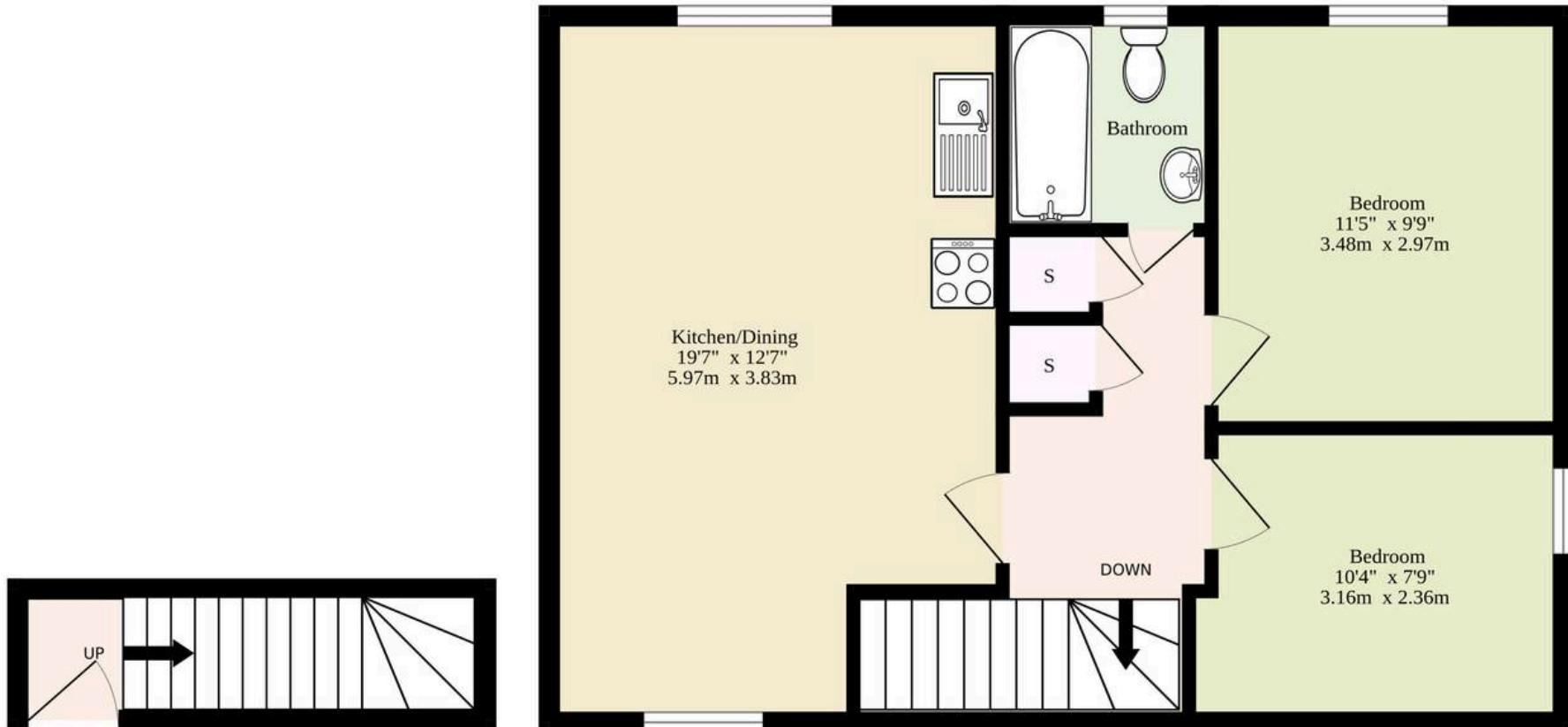
Connected to all mains services.

£500 paid annually for maintenance/ground rent.



Ground Floor
47 sq.ft. (4.4 sq.m.) approx.

1st Floor
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq.ft. (48.7 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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