



38 Rose Avenue, Costessey

Norwich



Minors & Brady



# 38 Rose Avenue

Costessey, Norwich

Set quietly beyond the rhythm of everyday life, this substantial detached home reveals itself as a surprisingly versatile and well-balanced family residence. Arranged over three thoughtfully designed floors, the property offers generous accommodation that adapts seamlessly to modern living. The ground floor flows effortlessly between sociable and private spaces, with a bright lounge opening onto the garden and a spacious kitchen/dining room forming the heart of the home. Practical touches such as under-stair storage and a cloakroom enhance everyday convenience. Upstairs, the first floor provides a calm retreat with a well-appointed principal bedroom, additional bedrooms and a family bathroom. The top floor further extends the home's flexibility, ideal for guests, teenagers or home working. Outside space complements the interior well, offering both parking and an enclosed garden for relaxation and entertaining. Positioned within the popular Queens Hill development, the home combines space, comfort and location in equal measure.

- Five-bedroom detached family home
- Sought-after Queens Hill development
- Three-storey layout offering flexible accommodation
- Spacious lounge with French doors to the garden
- Kitchen/dining room with integrated appliances and dual aspect
- Principal bedroom with fitted wardrobes and en-suite
- Two additional bathrooms/shower rooms across upper floors
- Enclosed rear garden with lawn and decked seating area
- Brick-weave driveway providing off-road parking
- Garage with power, lighting and personal side access



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## 38 Rose Avenue

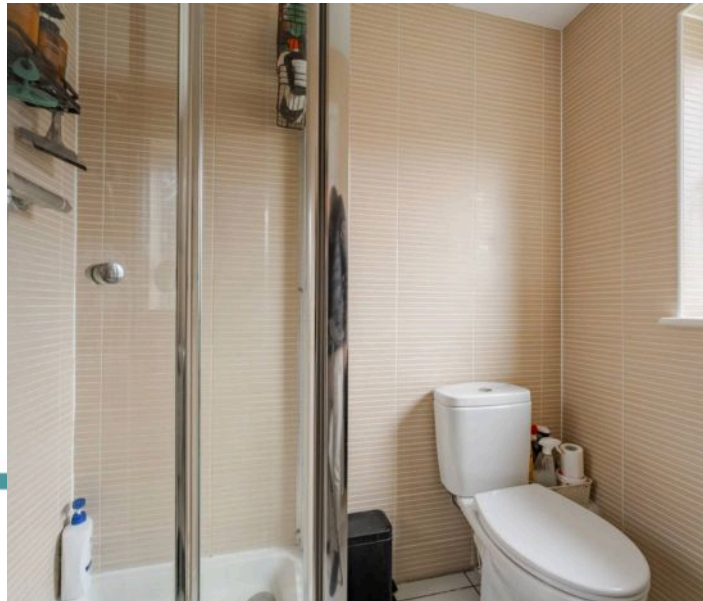
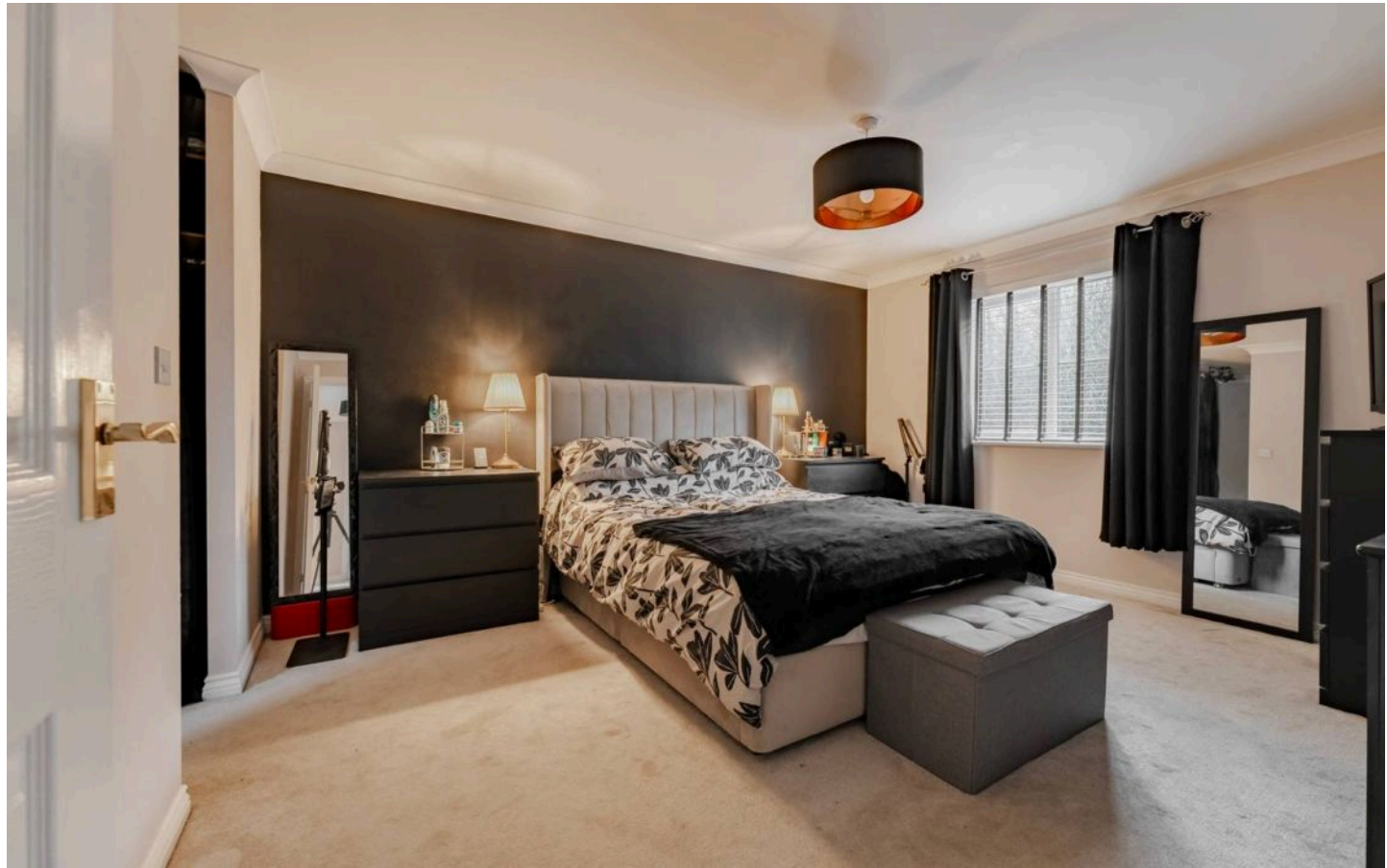
Costessey, Norwich

### The Location

Rose Avenue, located in Costessey, offers a peaceful residential setting with excellent access to a wide range of local amenities. The nearby Longwater Retail Park, home to Sainsbury's, Marks & Spencer, and other popular stores, provides convenient shopping and dining options, while the recently opened Norfolk Food Hall has quickly become a local favourite for breakfast, coffee, and relaxed Sunday roasts.

The area is well connected, with regular bus routes into Norwich city centre and the A47 close by, offering swift access across the city and beyond. Residents can also enjoy nearby green spaces, including the Norfolk Showground trails and walking routes, ideal for outdoor leisure and countryside walks.

Rose Avenue is ideally positioned for access to both the University of East Anglia (UEA) and the Norfolk and Norwich University Hospital, each just a short drive away, making the location particularly appealing for professionals, families, and academics alike.



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Costessey, Norwich

### Rose Avenue, Costessey

Set within the highly sought-after Queens Hill development, this impressive five-bedroom, three-storey detached family home offers generous and flexible accommodation, ideal for modern family living. Well presented throughout and thoughtfully laid out over three floors, the property combines spacious rooms with practical features, making it a home that adapts easily to changing lifestyle needs.

Upon entering, the welcoming hallway provides access to all principal ground floor rooms and includes useful storage beneath the staircase. A convenient cloakroom sits just off the hall. The lounge is a bright and comfortable living space, enjoying natural light from both the front and rear, with French doors opening directly onto the garden, perfect for entertaining or relaxing with family.

To the other side of the home, the kitchen/dining room forms the heart of the property, offering ample space for both cooking and dining. It is fitted with a range of units, integrated appliances and enjoys dual-aspect windows, creating a light and sociable environment for everyday living.



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Costessey, Norwich

The first floor hosts the generous master bedroom, which benefits from fitted wardrobes and its own en-suite shower room. Two further well-proportioned bedrooms are located on this level, along with a modern family bathroom. This layout provides an excellent balance between private and shared family space. The second floor adds even more versatility, offering two additional double bedrooms and a separate shower room, making it an ideal area for older children, guests, or even a home office setup.

Outside, the property continues to impress. To the front, a brick-weave driveway provides off-road parking and leads to the garage, which is equipped with power, lighting and a personal side door. To the rear, the enclosed garden offers a safe and private outdoor space, mainly laid to lawn with a decked seating area that is ideal for summer dining or outdoor entertaining.

Located within easy reach of local amenities, schools and transport links, this substantial family home enjoys a great position within Queens Hill and must be viewed to fully appreciate the space and flexibility on offer. Early viewing is highly recommended.

### Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

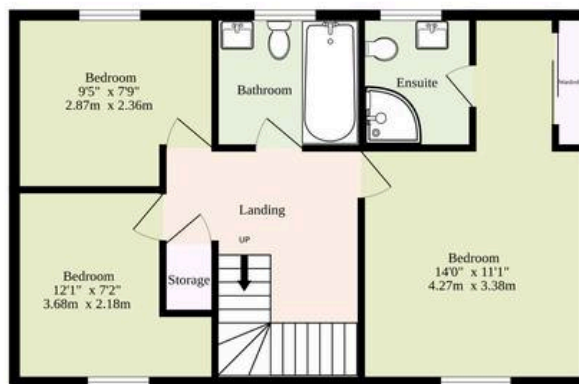


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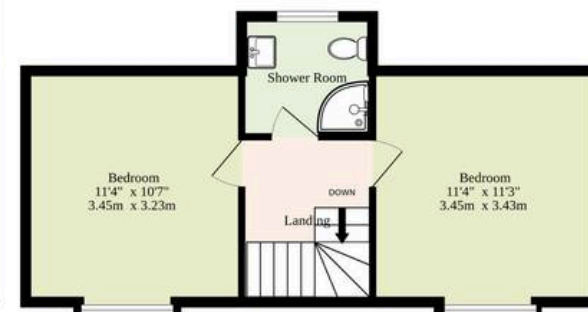
Ground Floor  
758 sq.ft. (70.4 sq.m.) approx.



1st Floor  
473 sq.ft. (43.9 sq.m.) approx.



2nd Floor  
299 sq.ft. (27.8 sq.m.) approx.



Including Garage

**TOTAL FLOOR AREA : 1530 sq.ft. (142.1 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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