



10 Grebe Court, Costessey

Norwich



Minors & Brady

10 Grebe Court

Costessey, Norwich

This beautifully presented three-bedroom terraced home has been finished to a high standard throughout, with clear attention to detail. Overlooking a wooded area to the front, the property enjoys a peaceful and private setting while offering bright, well-balanced accommodation. The ground floor features two impressive dual-aspect rooms, including a modern open-plan kitchen and dining area fitted with quality units and integrated appliances. A spacious sitting room opens directly onto the rear garden through French doors, creating a seamless connection between indoor and outdoor living. Upstairs, the main bedroom benefits from built-in wardrobes and a stylish en-suite, complemented by two further bedrooms and a contemporary family bathroom. Outside, the enclosed rear garden offers a sunny aspect and has been thoughtfully arranged for both relaxation and entertaining. A garage and parking space complete this superb home, which is ready to move straight into.

- Three beautifully presented bedrooms, ideal for modern living
- Attractive wooded outlook providing a peaceful, private setting
- Finished to a high specification throughout with no expense spared
- Stylish open-plan kitchen/dining room with quality integrated appliances
- Light-filled dual-aspect sitting room with French doors to the garden
- Principal bedroom with en-suite and built-in wardrobes
- Sun-filled, enclosed rear garden designed for relaxing and entertaining
- Paved seating areas, perfect for outdoor living
- Garage and parking space conveniently located to the rear





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10 Grebe Court

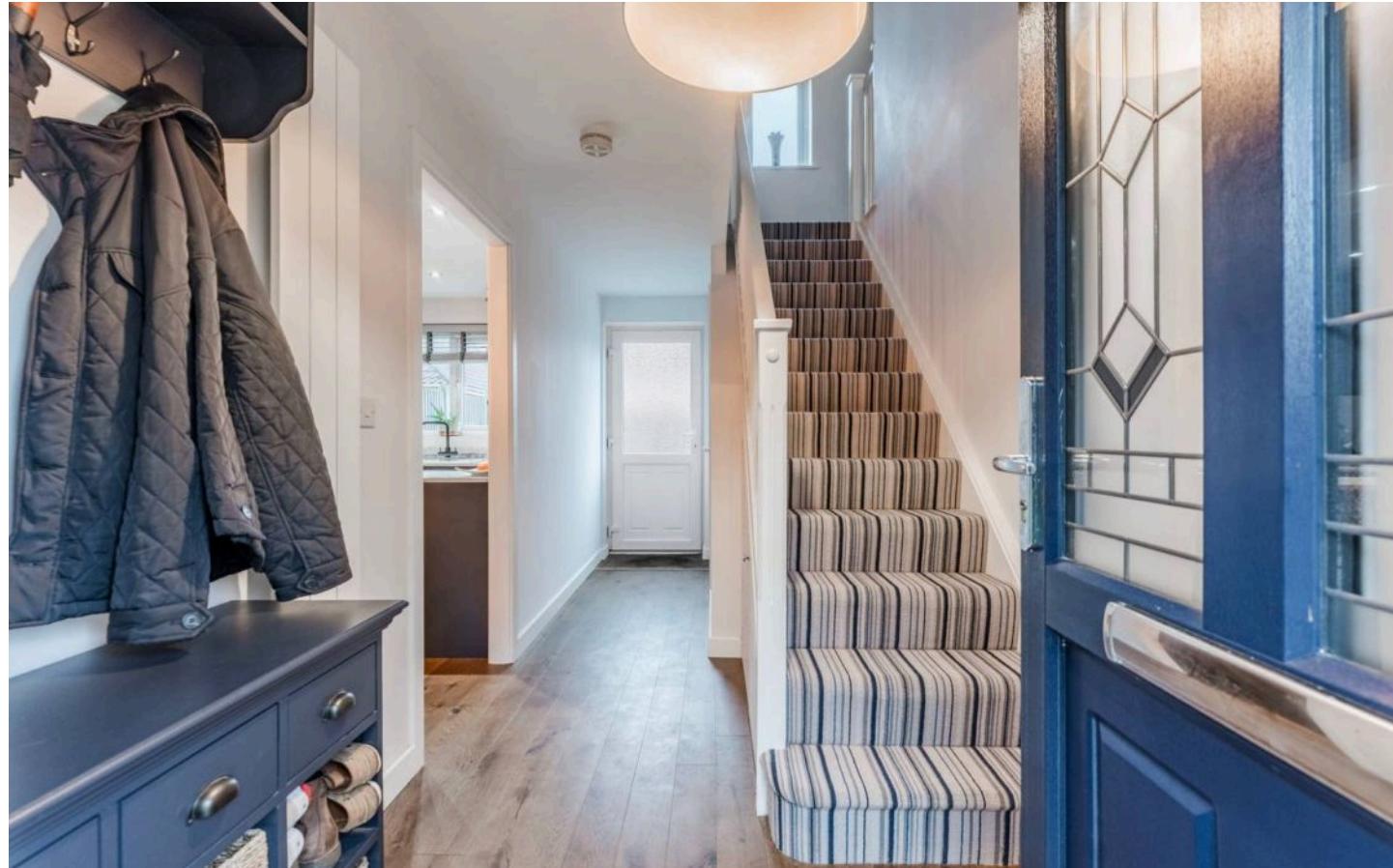
Costessey, Norwich

The Location

Grebe Court, 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.

Grebe Court 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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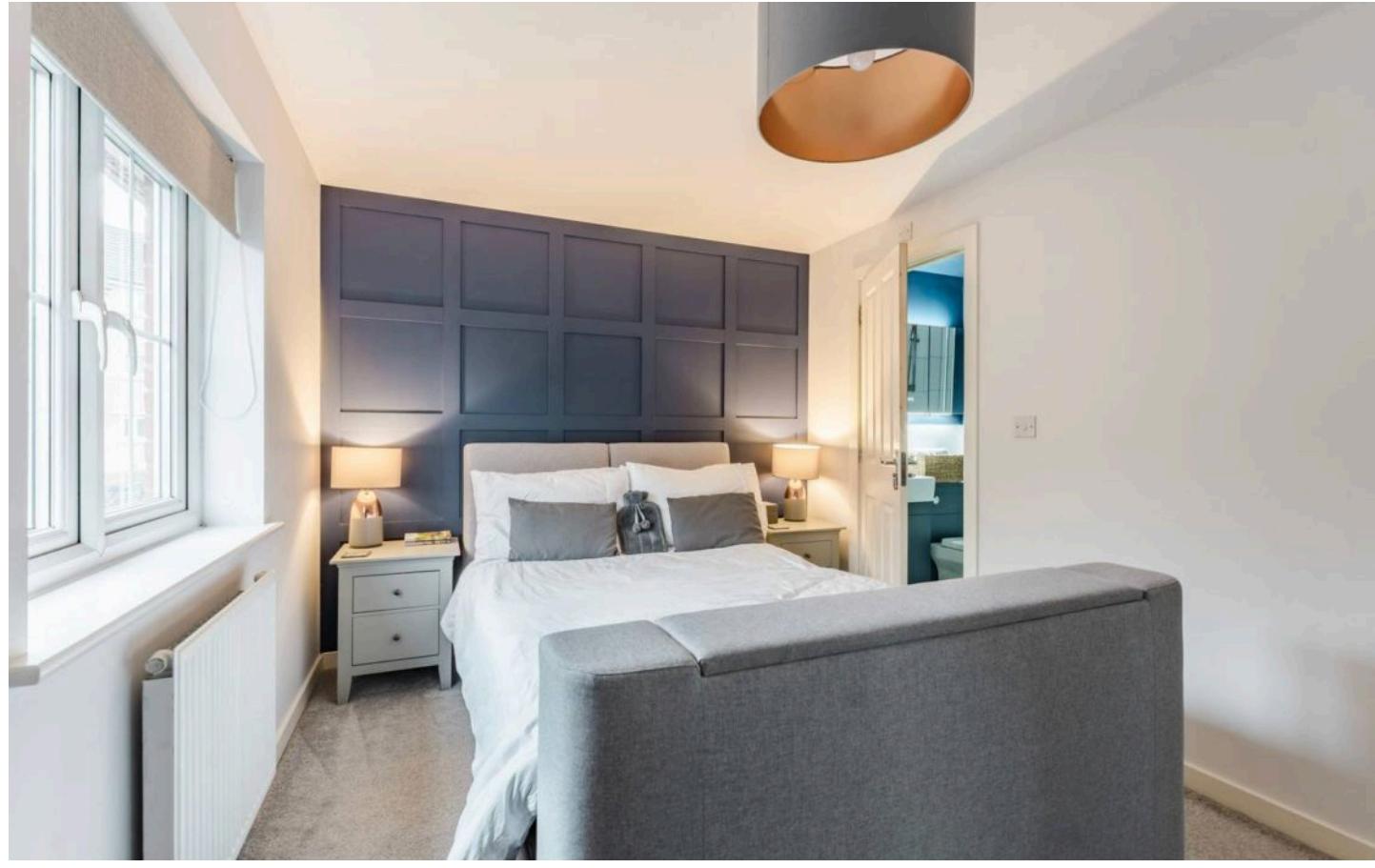
Grebe Court, Costessey

Positioned to enjoy a pleasant outlook over a wooded area, the property benefits from a peaceful and private feel while still offering practical, modern living. Although largely ready to move into, there is scope for a new owner to add their own finishing touches in places.

The ground floor is thoughtfully arranged and features two light-filled, dual-aspect rooms. The open-plan kitchen and dining area is fitted with a contemporary range of units and integrated appliances, providing a sociable space for everyday living and entertaining.

A separate sitting room enjoys both front and rear aspects, with French doors opening directly onto the garden, allowing natural light to flow throughout the space. Completing the ground floor is a useful cloakroom and an entrance hall with access to the rear garden.

Upstairs, the accommodation continues with three bedrooms, including a generous main bedroom with built-in wardrobes and a private en-suite shower room. A second double bedroom also benefits from fitted storage, while the third bedroom offers flexibility as a child's room, home office, or guest space. A modern family bathroom serves the remaining rooms and is finished with a contemporary suite.



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Outside, the enclosed rear garden has been designed for low-maintenance enjoyment and benefits from a sunny aspect. There is a paved seating area directly outside the house, a lawned section, and space for additional features such as outdoor furniture. Gated access leads to the rear where the garage and allocated parking space can be found.

The property also benefits from a single garage with power and lighting, offering secure parking or additional storage. Overall, this home combines practical living space, a pleasant outlook, and excellent potential, making it a strong choice for a range of buyers.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



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TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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