



17 St. Simon Close, Costessey

Norwich



Minors & Brady

17 St. Simon Close

Costessey, Norwich

Embrace the ease of Norfolk living in this charming Costessey terrace, where village calm meets city convenience. This chain free home boasts a light-filled living room with French doors opening onto a private garden, a modern kitchen/dining area designed for both family life and entertaining, and three comfortable bedrooms, including a principal with en-suite. With a well-kept garden, garage, and allocated parking, it offers a lifestyle that balances practicality, comfort, and the relaxed pace of village life, perfect for first-time buyers, families, or investors.

- Chain free
- Terrace residence located in the Norfolk village of Costessey, a short distance from Norwich's vibrant city centre
- Well-presented interior, suitable for first-time buyers, families or investors!
- Fitted blinds throughout
- Spacious living room with French doors that open out to the garden, inviting relaxation and entertaining
- Kitchen/dining room fitted with modern cabinetry, an integrated oven, plumbing for a washing machine and space for a fridge/freezer
- Three bedrooms offering comfort and privacy, one benefiting from a private en-suite
- Family bathroom comprising of a classic three-piece suite
- A private, well-maintained garden with brand-new fencing, featuring a patio for seating arrangements and a laid to lawn
- Allocated off-road parking and a garage for storage options





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Location

St Simon Close is situated in the village of Costessey, part of the western suburbs of Norwich, approximately 4 miles from the city centre. The location offers a quiet residential setting while remaining well connected to essential services. Local amenities are within easy reach, including small convenience stores, a post office, and nearby larger shopping options in Costessey village centre. For more extensive retail, supermarkets and outlets along the Longwater area are only a short drive away.

Families benefit from nearby schools such as Queen's Hill Primary School and St Augustine's Catholic Primary School, with secondary education available at Taverham High School and Ormiston Victory Academy, all accessible by a short car journey or local bus services. Transport links are practical: several bus routes connect Costessey to Norwich city centre, while the A47 Southern Bypass offers convenient road access for commuting. Norwich railway station is about 6 miles away, providing regional and national train services.

The area combines suburban calm with lifestyle convenience. Residents enjoy access to local parks and green spaces, ideal for walking or cycling, while Norwich's cultural, shopping, and leisure amenities are within easy reach, offering a balanced mix of village community and city convenience.



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Step inside and the welcoming entrance hall sets the tone, bright, airy and thoughtfully arranged, complete with a useful storage cupboard to keep daily life neatly organised. Fitted blinds throughout the home provide both privacy and a clean, cohesive finish.

The living room is generously proportioned and filled with natural light, with French doors opening directly onto the garden. It is a space designed for both quiet evenings and relaxed gatherings, where doors can be thrown open in the warmer months to extend entertaining outdoors.

To the rear, the kitchen/dining room is fitted with modern cabinetry and integrated oven, with plumbing for a washing machine and space for a fridge/freezer. There is ample room for a dining table, creating a sociable heart of the home, equally suited to weekday suppers or weekend brunch with friends. A convenient ground floor WC completes the downstairs layout.

Upstairs, three bedrooms provide comfort and privacy. The principal bedroom benefits from its own en-suite shower room, while the remaining rooms offer flexibility for family life, guests or a home office. The family bathroom is finished with a classic three-piece suite, simple and timeless in design.



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Outside, the private garden has been well maintained and enclosed with brand-new fencing. A paved patio offers space for seating and summer dining, while the lawn provides room for play or planting. It is a manageable outdoor space that enhances daily living without demanding constant upkeep. Allocated off-road parking and a garage provide practical storage and convenience, valuable additions for modern life.

Well-presented throughout and ready to move into, this is a home suited to first-time buyers, families or investors. With its considered layout, light-filled interiors and enviable position between countryside and city, it offers a lifestyle that feels both connected and comfortably its own.

Agents Notes

Freehold

Connected to all mains services.

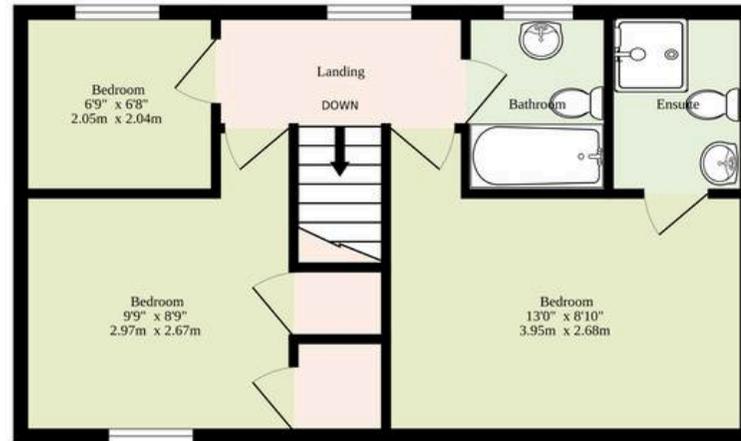


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

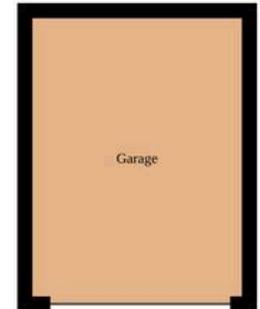
Ground Floor
306 sq.ft. (28.4 sq.m.) approx.



1st Floor
243 sq.ft. (22.6 sq.m.) approx.



Garage



Sqft Excludes Hallways, Bathroom Suites And The Garage.

TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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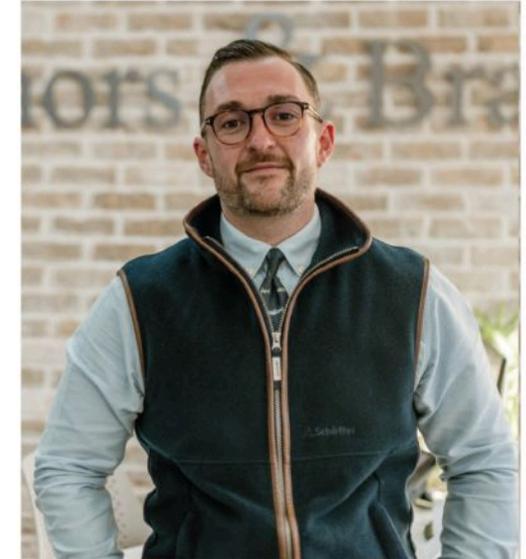
Dreaming of this home? Let's make it a *reality*



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Meet *Curtis*
Listings Director

Minors & Brady

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