



16a Gurney Road, New Costessey

Norwich



Minors & Brady

# 16a Gurney Road

New Costessey, Norwich

Step into comfortable, effortless living with this detached bungalow, positioned on a quiet residential road in the sought-after area of New Costessey. Perfect for families or anyone seeking single-level accommodation, the home features bright, airy interiors flowing from a welcoming entrance hall to a double-aspect living room with French doors opening onto a private garden. Four adaptable bedrooms, a flexible dining room, a well-equipped kitchen, and a separate utility room make the layout ideal for both daily life and entertaining. Outside, a wrap-around garden with a patio, mature trees, and a shingled driveway with garage provides privacy, space, and practicality, ready to complement your lifestyle in a thriving Norwich community.

## Agents Notes

Freehold

Gas heating system.

Connected to mains water and electricity.



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- Detached bungalow proudly positioned down a quiet residential road within the popular area of New Costessey, Norwich
- Well-presented throughout, suitable for families, or if you require a single-level layout
- Deceptively spacious and can easily adapt to your own preferences and style
- Double-aspect living room with a feature fireplace and French doors that open out to the garden, inviting relaxation and entertaining
- Flexible dining room with the potential to be a home office, a cosy snug or an additional bedroom if required
- Kitchen fitted with cabinetry, a freestanding oven, under-counter areas for appliances and a separate utility room for laundry appliances
- Four bedrooms offering comfort and privacy, a principal bedroom featuring a private en-suite and the second bedroom with French doors
- Family bathroom comprising of a classic three-piece suite
- A private, wrap-around garden showcasing a patio for seating arrangements, a maintained lawn and tall mature trees for seclusion
- A shingled driveway providing off-road parking and a garage for storage/workshop use



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## Location

Gurney Road is located in New Costessey, a residential village on the western edge of Norwich in Norfolk. The area is primarily made up of modern housing and quiet streets, giving it a suburban, community-focused feel. Residents have easy access to a range of local amenities: small convenience stores, a post office, and cafés along nearby Dereham Road, while larger retail and supermarket options are within a short drive, including Sainsbury's and Lidl.

For families, schooling is close at hand. Costessey Primary School and Clover Hill VA Infant and Nursery School serve younger children, while St Michael's VA Junior School and Valley Primary Academy are also within walking distance. Older students typically attend Ormiston Victory Academy, a secondary school a short walk or drive away.

Transport links are practical for both commuters and local travel. Bus services run frequently along Dereham Road, connecting residents directly to Norwich city centre in roughly 10–15 minutes. The nearby A47 provides easy road access westwards towards Dereham and east into the heart of Norwich, while Norwich station and Norwich International Airport are within a 10–15 minute drive for national and international travel.



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Set along a quiet residential road within the ever-popular area of New Costessey, this detached bungalow enjoys a peaceful setting while remaining within easy reach of the amenities and vibrant city life of Norwich. Proudly positioned and well-presented throughout, it offers the ease of single-level living without compromising on space, making it equally suited to families or those seeking a more adaptable layout for the years ahead.

Step inside to a welcoming entrance hall, bright and airy, complete with built-in storage to keep everyday essentials neatly organised. The double-aspect living room is filled with natural light and centres around a feature fireplace, creating a comfortable focal point for relaxed evenings. French doors open directly onto the garden, allowing a natural connection between indoor and outdoor spaces, ideal for entertaining friends or enjoying quiet moments outdoors.

The dining room provides excellent flexibility and can easily adapt to suit your lifestyle. Whether arranged as a formal dining area, home office, cosy snug or additional bedroom, it offers versatility as your needs evolve.

The kitchen is fitted with cabinetry and a freestanding oven, with under-counter space for appliances, while a separate utility room keeps laundry appliances neatly contained and everyday routines running smoothly.



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Four bedrooms offer comfort and privacy. The principal bedroom benefits from its own en-suite shower room, while the second bedroom features French doors that invite in plenty of natural light. A family bathroom, complete with a classic three-piece suite, serves the remaining accommodation.

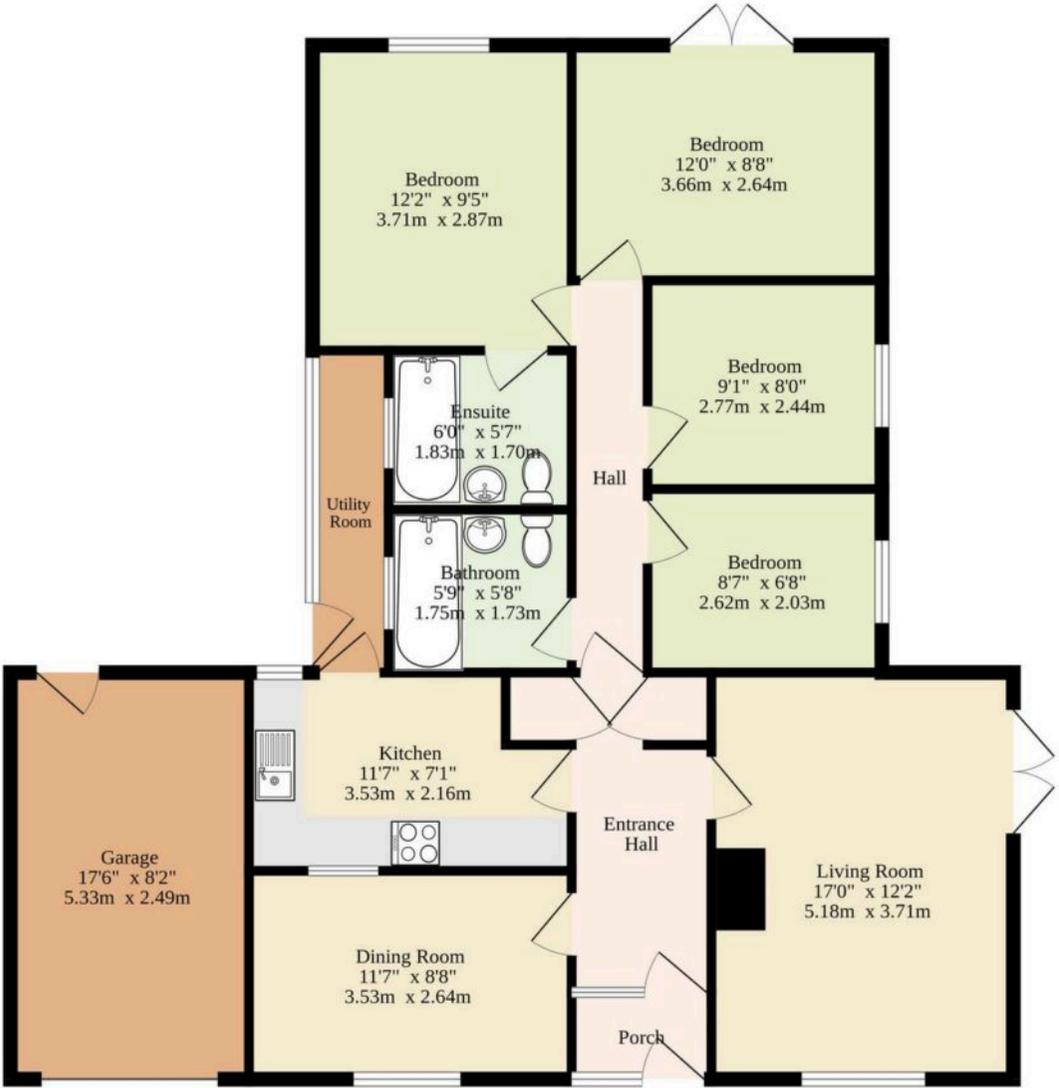
Outside, the private wrap-around garden provides a sense of seclusion, bordered by tall, mature trees. A patio area is well suited to seating arrangements and outdoor dining, while the maintained lawn offers space to relax or enjoy time outdoors.

A shingled driveway provides off-road parking and leads to a garage, ideal for storage or workshop use.

Deceptively spacious and ready to reflect your own preferences and style, this home combines practicality, flexibility and comfort in a sought-after location, offering a relaxed lifestyle within a well-connected Norwich setting.



**Ground Floor**  
1131 sq.ft. (105.1 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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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Branch Manager



Meet *Rosie*  
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Meet *Tristan*  
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 [norwich@minorsandbrady.co.uk](mailto:norwich@minorsandbrady.co.uk)

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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