



11 Olive Close, Norwich

Norwich



Minors & Brady

New contemporary elements are seamlessly mixed with spaces that still allow you to make the home your own, creating a beautifully extended detached family residence in a peaceful end-of-cul-de-sac setting. Designed with modern family life in mind, the property offers generous and well-balanced accommodation across two floors, with a cosy sitting room featuring a fireplace. At the heart of the home is a stunning open-plan kitchen and dining room, flooded with natural light from skylights and French doors and centred around a substantial island. High-spec integrated appliances, a warming drawer and a separate utility room enhance both style and practicality. A versatile ground floor double bedroom and a sleek wet-room en-suite provides ideal space for guests or multi-generational living. Upstairs, three bright and spacious bedrooms include a principal suite with contemporary en-suite, complemented by a stylish family shower room. Outside, a private south/easterly facing garden with raised decking, pergola and mature planting offers a superb setting for summer entertaining, while a driveway and brick-built storage add further convenience.

- Occupying a prime end-of-cul-de-sac position, the home enjoys privacy, minimal traffic, and a peaceful setting
- Beautifully extended and reconfigured, it blends modern upgrades with flexible living spaces
- The open-plan kitchen and dining room is flooded with light from skylights and French doors, featuring a central island and space for entertaining
- High-spec integrated appliances, including a warming drawer, are complemented by a separate utility room for storage and laundry
- A ground floor double bedroom with fitted storage and wet-room en-suite is ideal for guests or multi-generational living
- Upstairs, the principal bedroom has an en-suite and built-in wardrobes, while two further double bedrooms are bright and airy with storage





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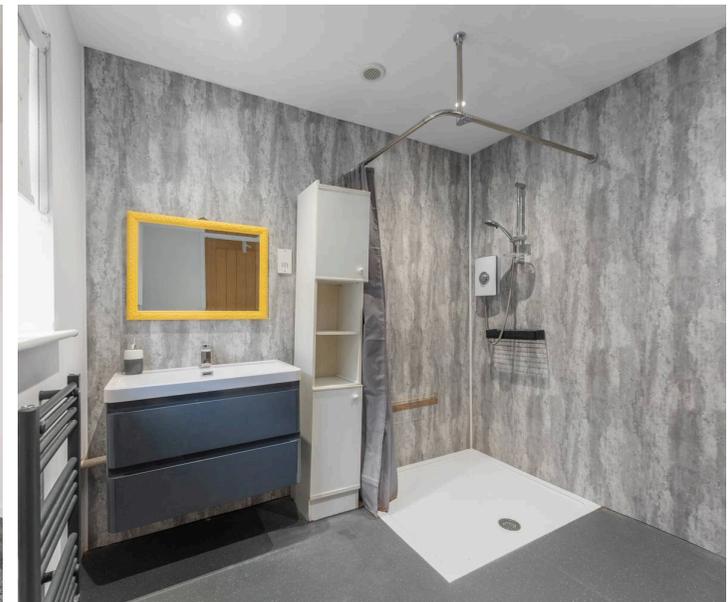
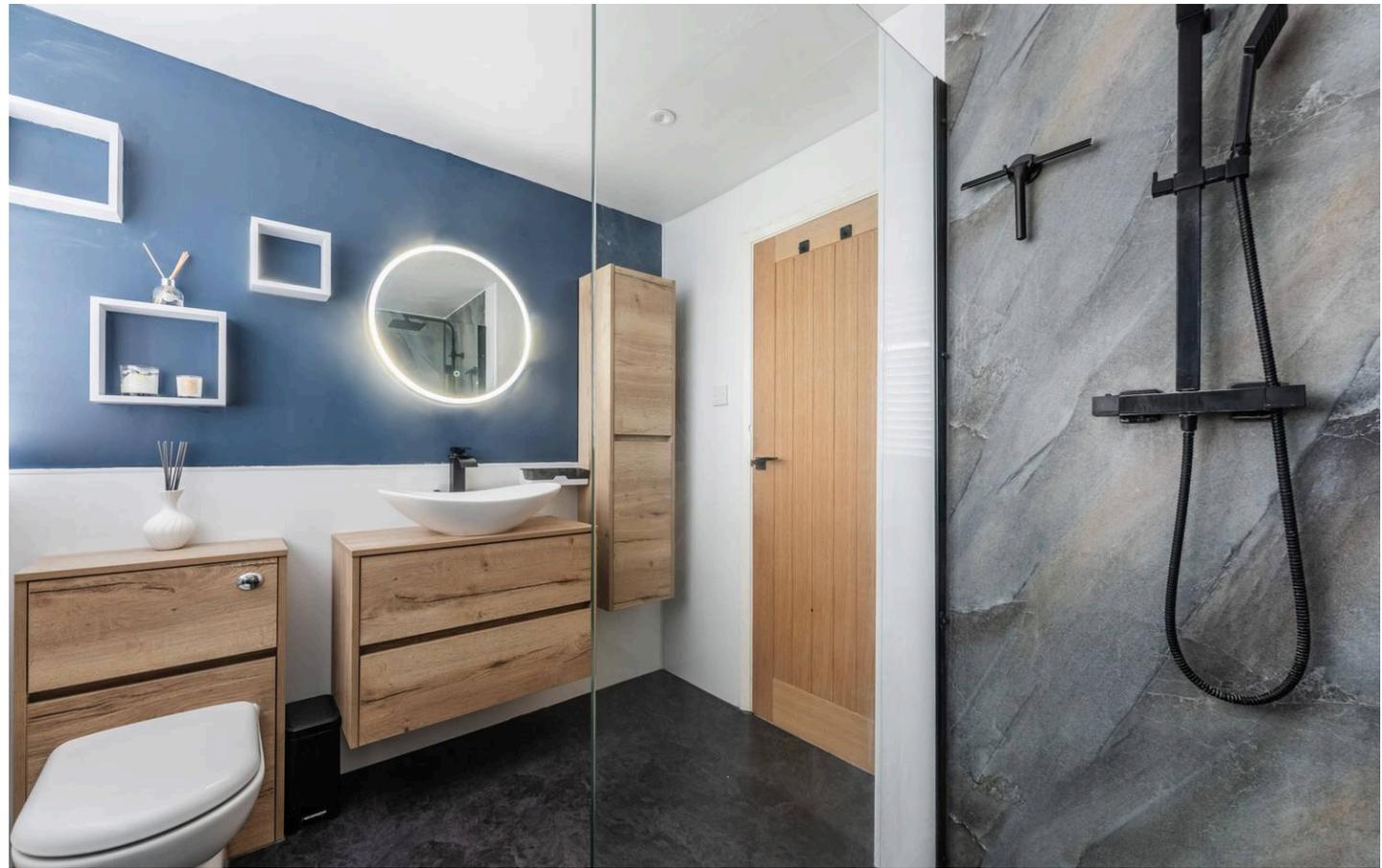
The Location

Situated on Olive Close in the charming village of Costessey, this location offers the perfect balance of tranquil countryside living with easy access to city amenities. Norwich is just a short drive or bike ride away, with the A47 nearby for swift travel across Norfolk, and frequent bus services providing a direct and convenient route into the city centre and to the train station.

For those who love the outdoors, the area is ideal. The nearby Marriotts Way offers a scenic route for walking, cycling, and running, stretching from Aylsham into central Norwich. Families and residents can enjoy the village's welcoming community, with several cafés, three traditional pubs, and active churches all within walking distance. Daily necessities are well-covered by local shops, a garage, pharmacy, and nearby healthcare services.

Shopping and convenience are also within easy reach thanks to the Longwater Business Park, where you'll find Sainsbury's, M&S, Boots, Starbucks, The Range, and Pizza Hut. Food enthusiasts will appreciate Norfolk Foodhall, offering a selection of high-quality fresh and artisanal produce.

Families will find excellent schooling options nearby, including St Augustine's Catholic Primary (linked to Notre Dame High School), Ormiston Victory Academy, and Taverham Langley. For leisure, the area boasts beautiful parks, rivers, woodlands, garden centres, and fishing lakes, making it a haven for both adults and children alike.



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Olive Close, Norwich

Offered with no onward chain, this beautifully extended detached family home enjoys a prime end-of-cul-de-sac position, providing both privacy and a peaceful setting ideal for modern family life. Thoughtfully improved and reconfigured, the property delivers generous, well-balanced accommodation across two floors.

A welcoming entrance hall sets the tone, offering a bright and spacious first impression with stairs rising to the first floor and a substantial built-in storage cupboard tucked neatly beneath. To one side, a comfortable sitting room provides a cosy retreat, centred around a feature fireplace and designed with flexibility in mind for a variety of seating arrangements.

Double doors seamlessly connect this space to the true heart of the home, an impressive open-plan kitchen and dining room.

This expansive kitchen-diner has been designed for both style and practicality. Skylights above and French doors to the rear terrace flood the room with natural light, enhancing the sense of space. A substantial central island offers additional storage and breakfast seating, while a comprehensive range of cabinetry is complemented by integrated appliances, including high-spec cooking facilities and a warming drawer. There is ample room for a large dining table, making it a perfect space for family gatherings and entertaining guests. A separate utility room provides further storage and space for laundry appliances, keeping the main living areas streamlined and clutter-free.



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The ground floor also benefits from a generously sized double bedroom, ideal for multi-generational living or guest accommodation. This room features fitted storage and a contemporary en-suite shower room finished in a modern wet-room style.

Upstairs, three further well-proportioned bedrooms are arranged around the landing. Two spacious doubles enjoy dual-aspect windows, creating wonderfully bright and airy rooms, both complete with integrated wardrobes. The principal bedroom is further enhanced by its own stylish en-suite shower room. A sleek and modern family shower room serves the remaining bedroom, offering practicality without compromising on design.

Outside, the property continues to impress. The south/easterly facing rear garden is private and fully enclosed, enjoying a sunny aspect throughout much of the day. A raised decking terrace provides the perfect setting for outdoor dining and summer entertaining, while the main lawn is neatly maintained and bordered by mature shrubs and planting. A timber pergola and established trees add character and a sense of seclusion, and a useful brick-built storage room offers additional practicality.

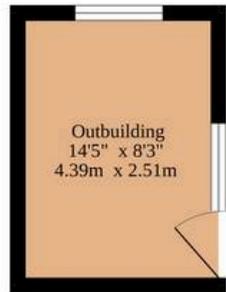
To the front, the home is set back behind a brick wall with a lawned garden and driveway providing off-road parking. Side access leads conveniently to the rear garden.

Agents Note

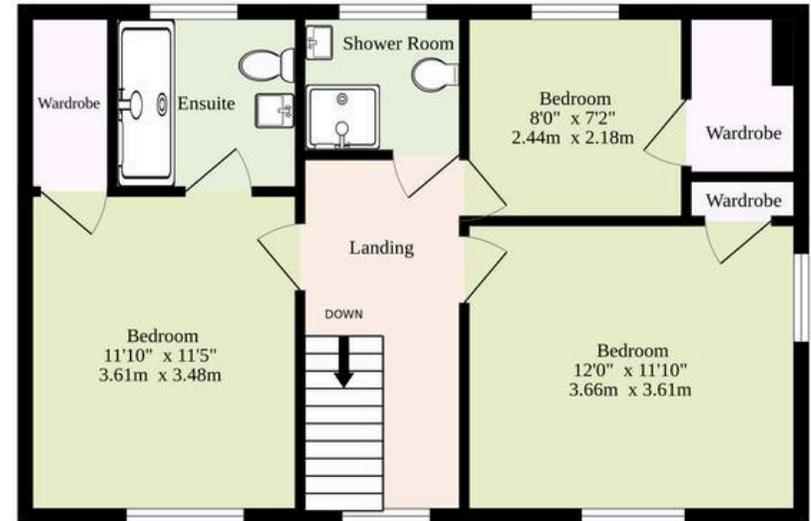
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
923 sq.ft. (85.7 sq.m.) approx.



1st Floor
467 sq.ft. (43.4 sq.m.) approx.



Including Outbuilding

TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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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