



27 Woodpecker Way, Costessey

Norwich



Minors & Brady

27 Woodpecker Way

Costessey, Norwich

Set within the highly sought-after Queens Hill development in Costessey, this well-presented first-floor apartment offers comfortable, modern living well suited to first-time buyers, professionals or a buy-to-let investment. A welcoming entrance hall leads through to a bright open-plan kitchen, dining and living space, where a Juliet balcony allows natural light to fill the room and creates an inviting setting for everyday living. The kitchen features sleek gloss cabinetry, integrated appliances and practical worktop space, while two double bedrooms include a principal bedroom with its own en-suite and built-in storage. A contemporary three-piece bathroom completes the accommodation, with further benefits including double glazing, gas central heating, a long lease and an allocated off-road parking space with a visitor bay available.

Agents Notes

Leasehold, with 99 years left on the lease.

Ground rent & maintenance fee: £1,300 p/a.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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Costessey

Woodpecker Way is located in the residential area of Costessey, just to the west of Norwich, approximately 4-5 miles from the city centre. The street is part of a modern housing development, featuring a mix of contemporary detached and semi-detached homes, making it well suited to families and professionals seeking a suburban environment within easy reach of the city.

Local amenities are within convenient reach, including small convenience stores, cafes, and takeaways scattered throughout Costessey. Larger shopping needs are met by nearby retail parks and supermarkets in the area, while Norwich city centre is only a short drive away, offering a wider range of shops, restaurants, and leisure facilities.

For families, Woodpecker Way benefits from proximity to several schools. Primary education is available locally, with nearby schools such as Queen's Hill Primary, while secondary education options include Taverham High School and Ormiston Victory Academy, all within a short driving distance.

Transport links are strong: the A47 provides quick access around Norwich and toward surrounding towns, while local bus routes connect Costessey with the city centre and other parts of Norwich. Norwich railway station is easily accessible, providing rail connections to London and other major destinations.



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Positioned on the first floor within the highly sought-after Queens Hill development in Costessey, this well-presented two-bedroom apartment offers an excellent opportunity for first-time buyers, professionals seeking a convenient base, or investors looking for a strong buy-to-let addition.

A welcoming entrance hall introduces the property, bright and airy in feel and setting the tone for the accommodation beyond. The heart of the home is the open-plan kitchen, dining and living space, thoughtfully arranged to create an easy flow between cooking, relaxing and entertaining. A Juliet balcony invites in natural light, enhancing the sense of space and providing a pleasant outlook.

The kitchen is finished with sleek gloss cabinetry and fitted with a full range of integrated appliances, complemented by practical worktop space for additional appliances and everyday preparation.

Two well-proportioned double bedrooms provide comfortable accommodation. The principal bedroom benefits from its own private en-suite shower room and a built-in storage cupboard, offering both convenience and functionality. A separate bathroom serves the second bedroom and guests, comprising a modern three-piece suite.

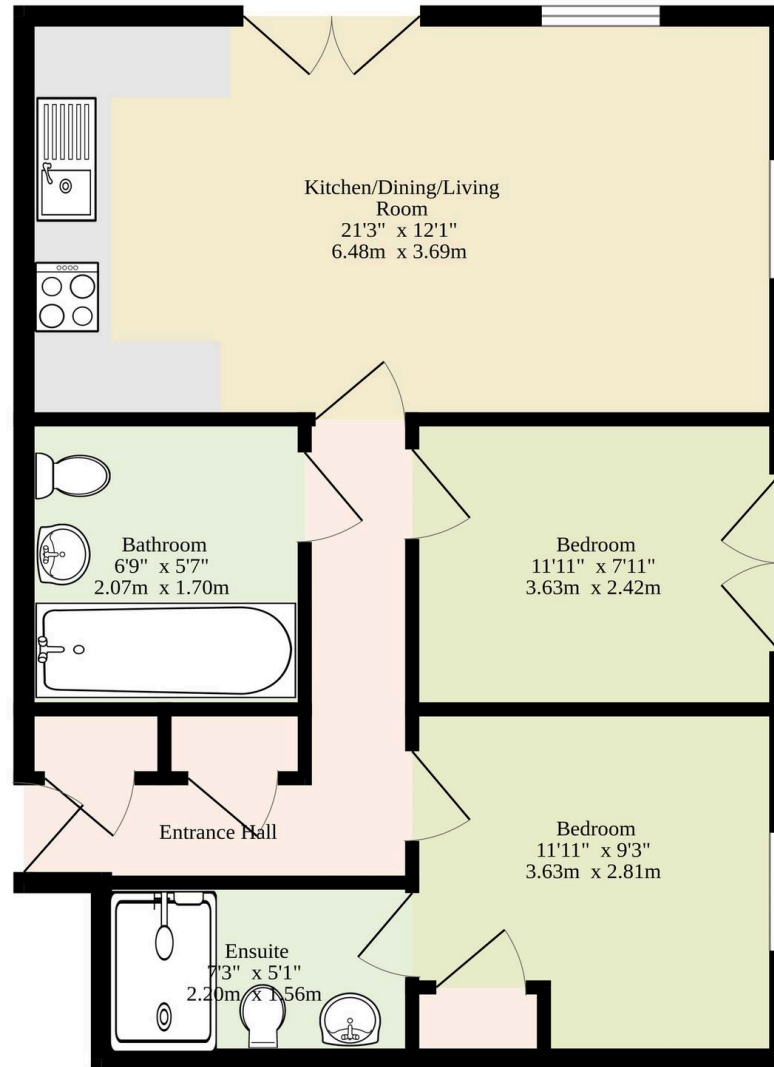
Further features include double-glazed windows, gas central heating and the reassurance of a long lease length.

Externally, the property benefits from one allocated off-road parking space, with a visitor bay also available for guests. Well placed within the Queens Hill community, the apartment enjoys easy access to local amenities, green spaces and convenient transport links into Norwich and beyond.



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First Floor
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 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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