



12 Crossbill Close, Costessey

Norwich



Minors & Brady

12 Crossbill Close

Costessey, Norwich

Sensing a sense of individuality from the moment you step inside, this home reveals a thoughtfully curated interior where style and personality are evident throughout. Each space has been carefully considered, creating a warm and welcoming atmosphere that feels both modern and distinctive. The living area makes a strong impression with its striking media wall, ambient lighting and cleverly integrated storage, offering a space that is as practical as it is stylish. The kitchen provides a contemporary hub for everyday living, finished with warm textures and subtle design accents. Upstairs, the bedrooms continue the home's confident design approach, including a standout principal bedroom with its own ensuite. With a landscaped garden, energy-saving solar panels with battery storage and a dedicated home office, the property offers a lifestyle that balances creativity, comfort and efficiency.

- Striking media wall with acoustic panelling and ambient lighting
- Bold interior styling with curated colour palettes throughout
- Half-painted walls and dado detailing creating strong visual contrast
- Designer WC with statement floral wallpaper
- Contemporary kitchen with gold accents and ceramic sink
- Atmospheric mood lighting enhancing the living spaces
- Green panelled feature wall in the principal bedroom
- Solar panels with battery storage for improved energy efficiency
- Garage conversion creating a dedicated home office
- Landscaped garden with newly laid patio and lawned area





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The Location

Crossbill Close, 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.

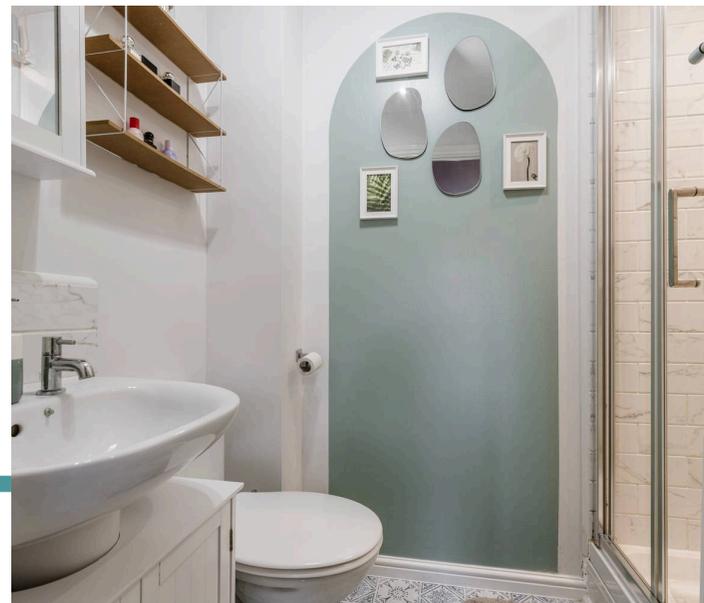
The area is well connected, with regular bus routes into Norwich city centre and the A47 close by, offering swift access across the city and beyond.

Residents can also enjoy nearby green spaces, including the Norfolk Showground trails and walking routes, ideal for outdoor leisure and countryside walks.

Crossbill Close 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.

Crossbill Close, Costessey

From the outside, the property presents as a smart, contemporary home typical of the area, yet the exterior gives little hint of the personality and carefully curated character waiting inside. Every room has been thoughtfully styled, creating a home that feels both distinctive and welcoming, with design features and colour choices that make each space feel considered and individual.



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Stepping inside, you are welcomed by an entrance hallway that immediately sets the tone for the home's design. The walls are finished in a half-painted style, with a dado rail neatly separating crisp white upper walls from a deeper, bolder colour below. This clever use of contrast adds visual interest. A conveniently placed WC sits just off the hallway and continues the home's design theme, featuring half-height colour with the upper portion finished in an eye-catching floral wallpaper.

The sitting room is a space designed for both relaxation and atmosphere. Mood lighting enhances the ambience, while fitted storage keeps the room feeling clean and organised. A striking media wall forms the focal point of the room, complete with ambient lighting and acoustic panelling that adds texture.

Patio doors and a rear window allow natural light to flow through the room while providing a pleasant outlook over the garden and easy access to the outdoor space.

The kitchen area continues the modern aesthetic with a neutral fitted kitchen complemented by subtle gold accents. A ceramic sink sits within wood-effect worktops, creating a warm yet contemporary finish. Integrated appliances maintain the streamlined look, while plinth lighting adds a soft glow to the space in the evenings.

The layout allows room for a smaller dining table set, making it an ideal area for everyday meals or casual dining.



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Upstairs, the first floor hosts three bedrooms, each continuing the home's cohesive style. The main bedroom features a green panelled feature wall that adds depth and character, along with the benefit of its own ensuite shower room. The remaining two bedrooms follow the same thoughtful theme, creating a sense of flow throughout the upper floor. The main bathroom ties everything together with bold green tones that complement the design elements found in the bedrooms.

Outside, the rear garden has been arranged to create a practical yet enjoyable outdoor space. A newly laid patio provides an ideal spot for seating or entertaining, bordered by planted areas that add greenery and structure. Beyond this sits a lawned section, offering additional space to enjoy.

The property also benefits from **solar panels with battery storage**, helping to improve energy efficiency and offering the potential for reduced energy costs.

An office space has been created from part of the garage, providing a dedicated work-from-home environment that allows a clear separation between work and home life.

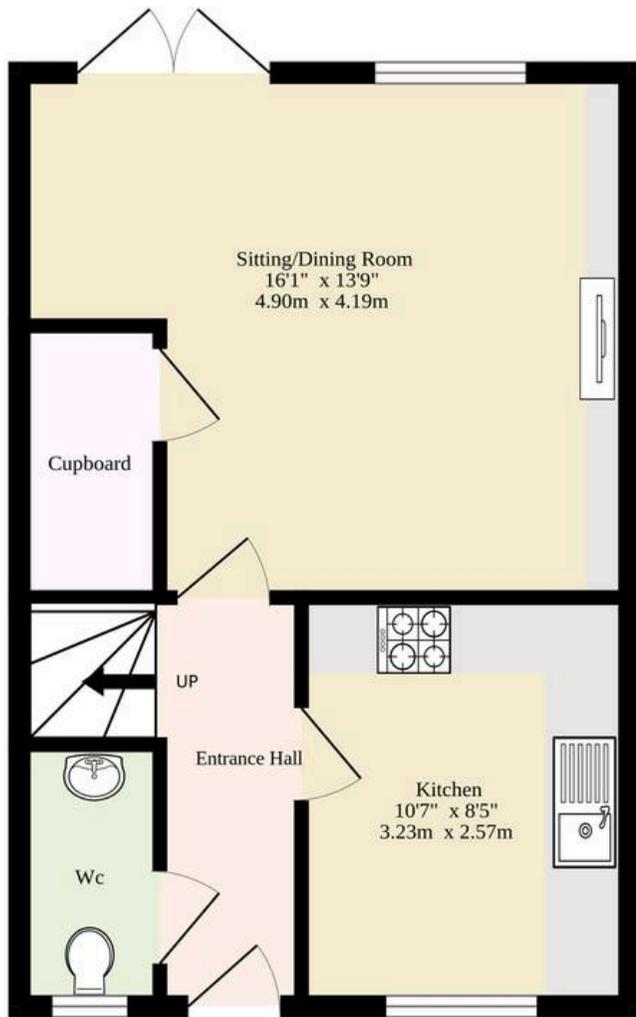
Parking is available directly in front of the garage, adding further practicality to this well-presented and creatively styled home.

Agents Note

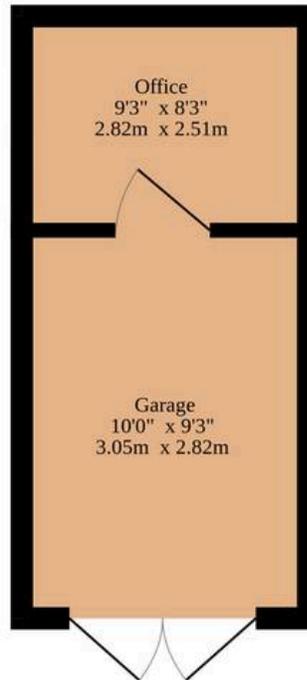
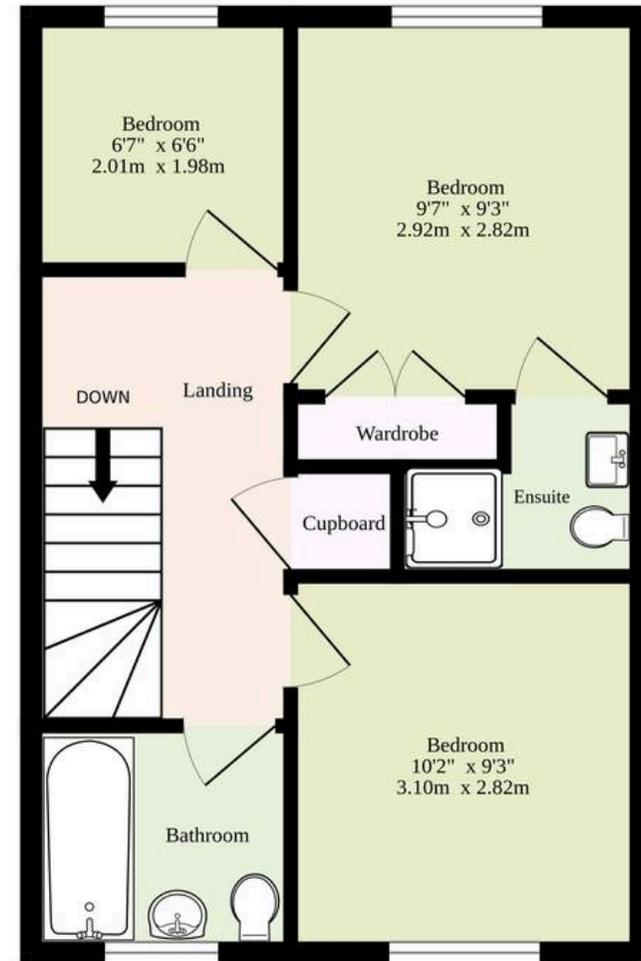
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
550 sq.ft. (51.1 sq.m.) approx.



1st Floor
374 sq.ft. (34.7 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 924 sq.ft. (85.8 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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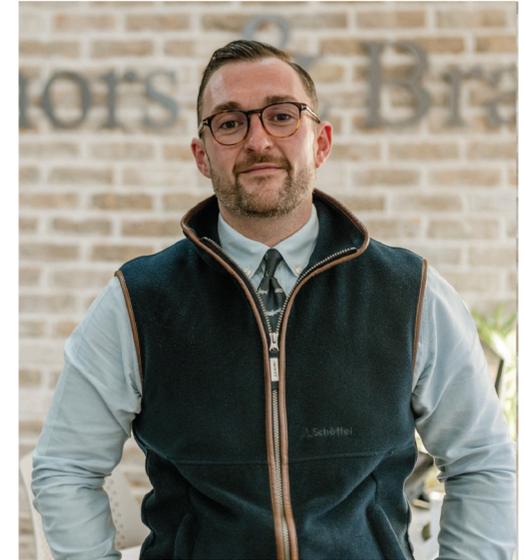
Dreaming of this home? Let's make it a *reality*.



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Minors & Brady

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