



1 Vicarage Close, Costessey

Norwich



Offers in Region of £400,000
Minors & Brady

1 Vicarage Close

Costessey, Norwich

Bright interiors, generous gardens and the freedom to create a home tailored entirely to your lifestyle define this impressive detached residence. Occupying a substantial corner plot on a quiet residential road in Costessey, the property offers spacious, flexible living with exciting potential to modernise or extend (stpp). Open-plan reception space flows effortlessly for both everyday family life and entertaining, while three adaptable bedrooms, a double garage with conversion possibilities, and expansive wrap-around gardens combine to deliver privacy, practicality and long-term opportunity in a highly sought-after setting, a rare chance to secure space, scope and setting in one exceptional family home.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.



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Costessey, Norwich

- Set on a substantial corner plot down a quiet, residential road in the Norfolk town of Costessey, this detached residence presents the perfect family home
- Potential to modernise or extend, subject to the necessary planning permissions
- Light, airy and flexible interior that creates the perfect canvas for you to personalise and make your own
- Open-plan living and dining room accentuated by a decorative feature fireplace and large windows, creating an effortless flow for relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, a range-style oven, under-counter areas for appliances and space for a breakfast table
- First-floor bathroom and a ground-floor wet room, accommodating both floors
- Three bedrooms with built-in wardrobes and cupboards, with flexibility to have a home office, dressing room or nursery
- A private, wrap-around garden featuring a raised patio for seating arrangements, a maintained lawn and a storage shed
- Large front gardens, a paved driveway providing off-road parking and a double garage for storage options
- Close to a wide range of essential amenities, including shops, schools for all ages, transport links and easy access to Norwich city centre



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Costessey

Vicarage Close is located in the residential area of Costessey, a suburban town immediately west of Norwich city centre, roughly 4-5 miles away. The street sits within easy reach of everyday amenities: local convenience stores and small shops are scattered throughout Costessey village, and larger supermarkets such as Tesco or Sainsbury's are a short drive away. For dining and leisure, the village offers a handful of cafés and traditional pubs, while nearby retail parks provide additional options.

Families benefit from proximity to several schools. St Augustine's Catholic Primary School and Costessey Primary School are both within a mile, while secondary education is served by Ormiston Victory Academy, located just over a mile from the street. Other schooling options in nearby Drayton and Taverham expand choices further.

Transport connections are practical: regular bus services run along the main roads linking Costessey to Norwich, making commuting or accessing city amenities straightforward. Road access is also convenient via the A47 and the Norwich Northern Distributor Road, and Norwich railway station is only a short drive away, providing links across Norfolk and beyond.



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Costessey, Norwich

Set along a peaceful residential road in the ever-popular Norfolk town of Costessey, this distinguished detached residence occupies a substantial corner plot, offering both privacy and impressive proportions. Surrounded by mature greenery and generous gardens to the front and rear, this is a home that immediately conveys space, potential and lifestyle in equal measure.

Positioned proudly on its expansive plot, the property benefits from extensive frontage, a paved driveway providing ample off-road parking, and a double garage offering exceptional storage options. The garage itself presents exciting scope for conversion into additional accommodation, a home studio, or even a self-contained annex (subject to the necessary planning permissions), making this an ideal long-term investment for growing or multi-generational families.

Step inside to a welcoming and beautifully bright entrance hall, where natural light sets the tone for the rest of the home. Thoughtfully designed understairs storage keeps everyday living effortlessly organised.

The open-plan living and dining room forms the heart of the property, a light-filled, airy space enhanced by large windows and a decorative feature fireplace. This room flows seamlessly, creating an inviting environment for both relaxed family evenings and more formal entertaining. The proportions allow for versatile furniture arrangements, ensuring the space adapts to your lifestyle with ease.

The kitchen is fitted with an array of wall and base cabinetry, complemented by a range-style oven that anchors the room with character and practicality. Under-counter space accommodates essential appliances, while there is ample room for a breakfast table, perfect for casual family meals or morning coffee overlooking the garden.

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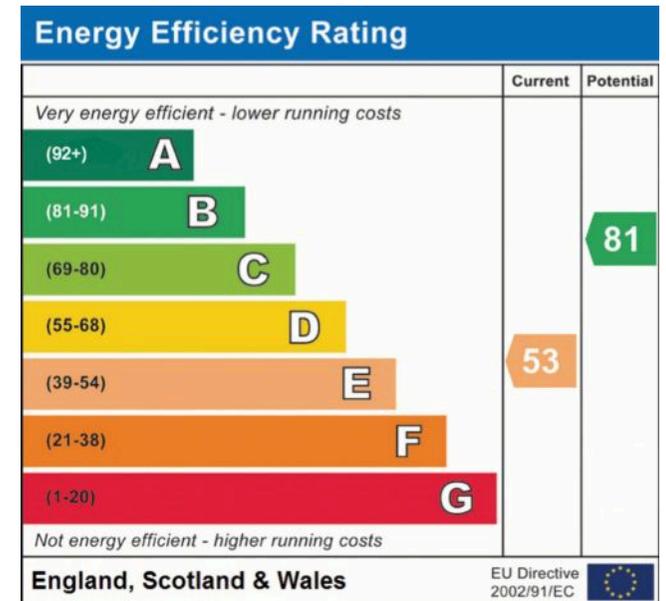
Costessey, Norwich

Adding to the flexibility of the layout, the property benefits from both a first-floor family bathroom and a ground-floor wet room, comfortably serving both levels and enhancing day-to-day convenience.

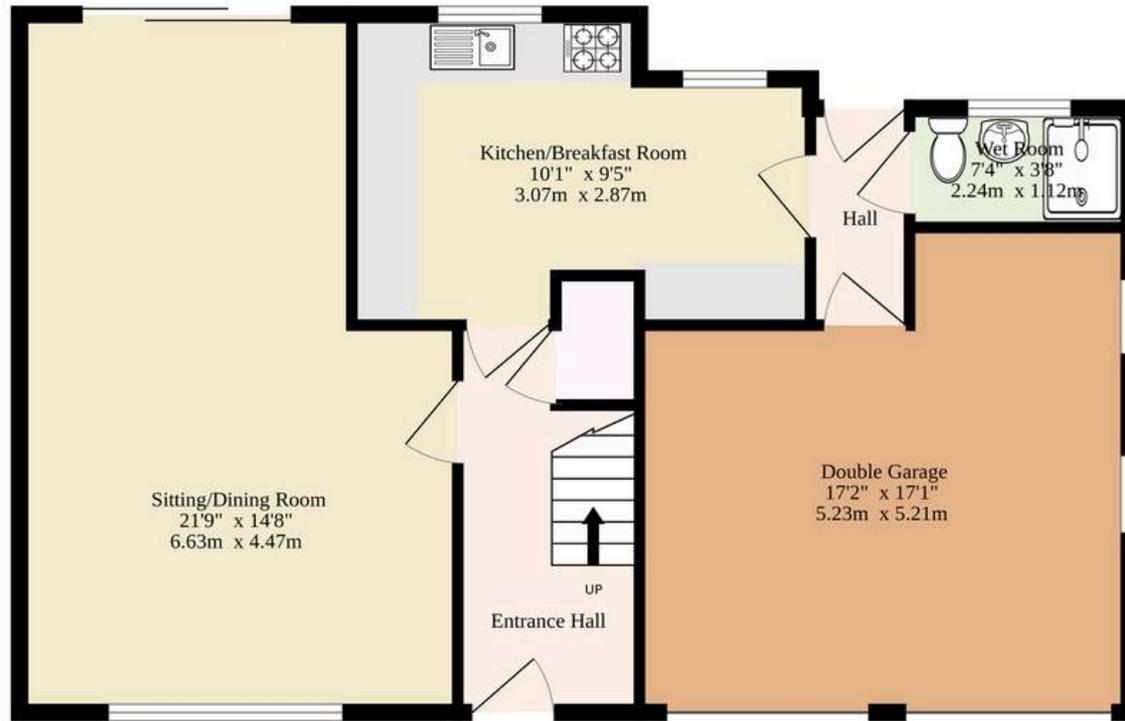
Upstairs, three well-proportioned bedrooms provide comfortable and adaptable accommodation. Built-in wardrobes and cupboards maximise storage while maintaining clean lines. Whether you require generous sleeping quarters, a dedicated home office, a nursery, or a dressing room, the layout offers the flexibility to tailor the space to your needs.

The wrap-around garden is a true highlight, private, well-maintained and wonderfully versatile. A raised patio provides the perfect setting for summer dining and evening entertaining, while the generous lawn offers plenty of space for children to play or for keen gardeners to create their own outdoor haven. A practical storage shed completes the outdoor space, ensuring functionality matches the home's charm.

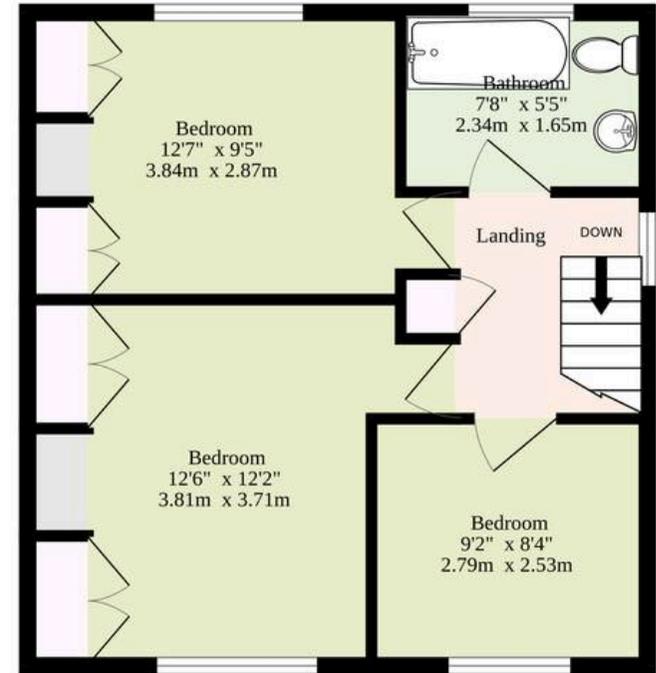
This is a home designed not only for living, but for growing, a place where children can play safely in the garden, where gatherings flow effortlessly from dining table to patio, and where future plans can unfold with exciting possibilities. Combining generous space, sought-after location and remarkable scope, it represents a rare opportunity within Costessey.



Ground Floor
627 sq.ft. (58.3 sq.m.) approx.



1st Floor
441 sq.ft. (41.0 sq.m.) approx.



Sqft Includes The Double Garage.

TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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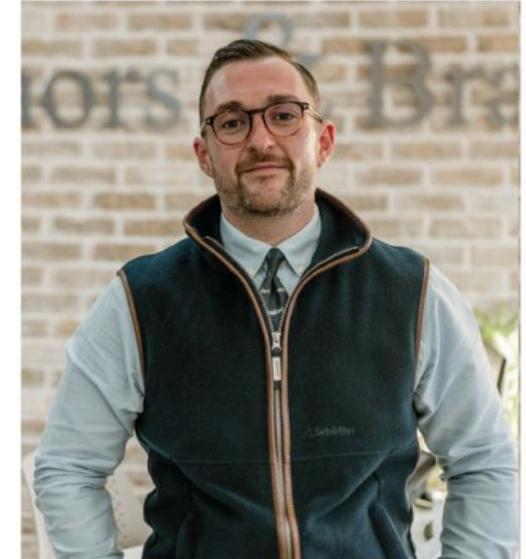
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