



11 Folgate Close, Costessey

Norwich



Minors & Brady

# 11 Folgate Close

Occupying a discreet position at the end of a quiet close, this is a home that delivers an immediate sense of privacy and quiet refinement. From the moment you arrive, the property presents beautifully, with a frontage that sets a refined and welcoming tone. Inside, the proportions are notably generous, creating a natural flow that feels both considered and effortlessly liveable. The sitting room offers a comfortable retreat, enhanced by character features and an abundance of natural light. To the rear, the kitchen and dining space unfolds with impressive scale, extending into a striking orangery that draws the outside in. The first floor provides four well-appointed bedrooms, including a particularly impressive principal suite designed with both comfort and indulgence in mind. Completing the home is a thoughtfully arranged garden, offering a private setting for both entertaining and quiet enjoyment throughout the seasons.

- Tucked away at the end of a quiet, private close
- Attractive frontage with gravel driveway, lawn, and light brick exterior
- Spacious entrance hall that offers a true sense of arrival
- Well-planned ground floor with utility room, WC, and useful storage
- Characterful sitting room with brick feature fireplace and burner
- Bright bay window allowing for a flexible, inviting living space
- Impressive kitchen/dining area with island and Belfast sink
- Beautiful orangery with roof lights and garden views
- Four well-proportioned bedrooms, including a standout principal suite with dressing room and ensuite
- Generous, landscaped garden with terrace, pergola, and established greenery





M&B

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## The Location

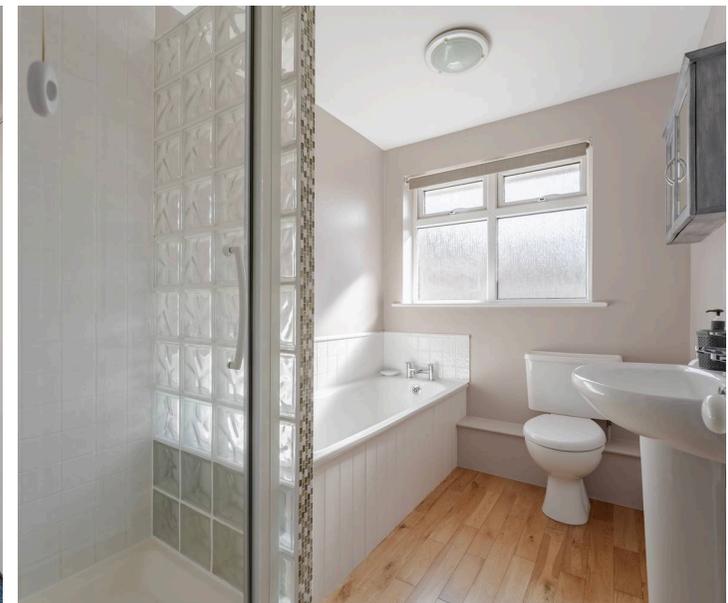
Folgate Close enjoys a prized position among a collection of homes that reflect the charm of the neighbourhood. With Norwich just a short drive away and excellent connections to the A47 (around 2.9 miles) as well as the Northern Distributor Road (NDR), the location offers convenient and efficient travel throughout the region.

The location is especially well placed for everyday amenities, with the nearby Longwater Retail Park providing a wide range of shopping, dining, and essential services. Further facilities can be found in neighbouring Taverham, which offers additional shops, supermarkets, and leisure options, enhancing the convenience of day-to-day living.

For outdoor enthusiasts, Marriotts Way is close by, a well-regarded route ideal for walking, running, cycling, and dog walking. Despite its excellent connectivity, the area retains a peaceful and quiet atmosphere, contributing to a relaxed village lifestyle. A selection of cafés, churches, and popular pubs nearby foster a strong sense of community.

Families are well catered for, with schooling options available in Taverham as well as in surrounding areas, offering flexibility for a range of educational needs. The area is also supported by good bus routes, making access to Norwich and neighbouring villages straightforward without the need to rely solely on a car.

Day-to-day essentials are easily accessible, including village shops, a garage, a pharmacy, and two local doctors' surgeries, along with a garden centre and several parks and green spaces. Altogether, this location combines practical living with a characterful setting, quiet yet exceptionally well connected offering a lifestyle that feels both convenient and quietly distinctive.



# 11 Folgate Close

## Folgate Close, Costessey

Tucked away at the very end of a quiet close, Folgate Close immediately stands out for all the right reasons. There's a real sense of arrival as you approach, with its gravel driveway, neat lawn, garage and attractive light brick exterior creating a welcoming first impression.

It's the kind of home that feels settled and well cared for before you've even stepped inside.

The entrance hall sets the tone beautifully, generous in size and thoughtfully laid out, it offers the space you actually need to come and go comfortably, rather than stepping straight into the heart of the home. From here, you'll find access to a useful utility room, WC, and additional storage, making everyday life that little bit easier and more organised.

The living spaces strike a lovely balance between charm and practicality. The sitting room is particularly inviting, with its cosy brick accents framing a burner, creating a natural focal point for relaxed evenings.

A bay window draws in plenty of light, giving you the flexibility to style the space however you choose, whether that's soft and snug or bright and airy.

To the rear, the kitchen and dining area offers impressive proportions, ideal for both family life and entertaining. The L-shaped kitchen is well appointed, featuring a Belfast sink, tiled backsplash, and a central island that naturally becomes the hub of the room.



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From here, steps lead down into a stunning orangery, where floor-to-ceiling windows, roof lights, and sliding doors open out onto the garden. This space is filled with natural light and effortlessly connects indoors with out, while also allowing that light to flow back through into the kitchen.

Upstairs, the home continues to impress with four well-sized bedrooms. The principal suite takes centre stage, offering excellent proportions alongside its own dressing room with fitted storage and a spacious ensuite complete with a four-piece suite. The remaining three bedrooms are equally well considered, two benefiting from built-in storage, and are served by a family bathroom, also finished with a four-piece suite.

Outside, the garden is a real highlight, generous in size and thoughtfully arranged to offer something for everyone. There's a terrace area for outdoor dining, a well-kept lawn with landscaped touches, and a pergola with a swing that adds a relaxed, characterful feel.

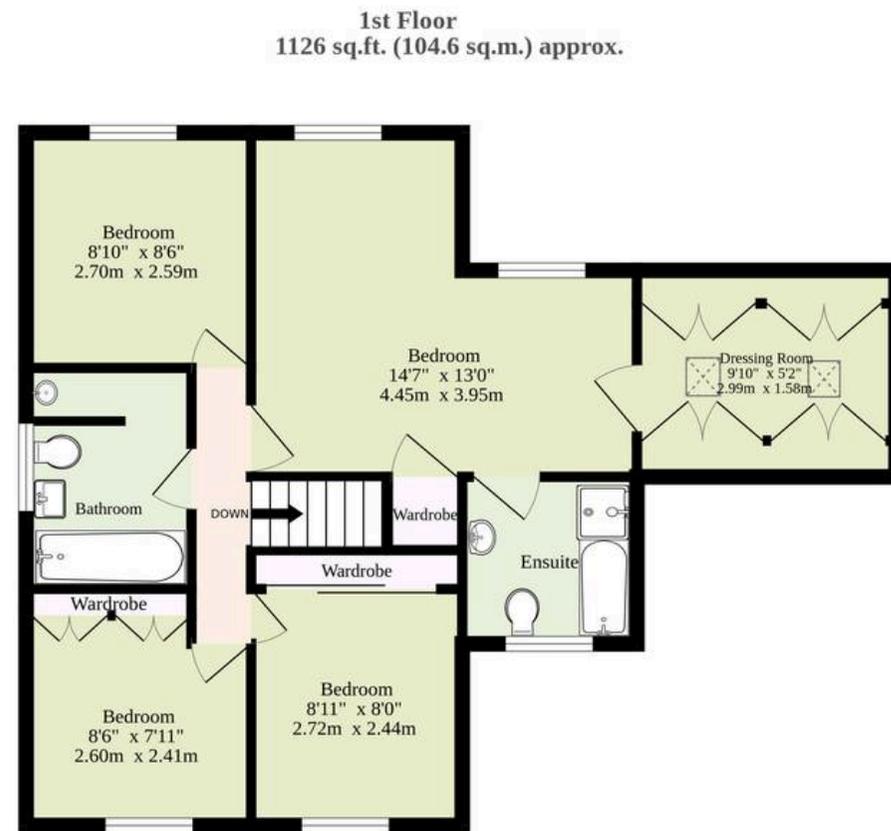
Mature trees and established planting provide a sense of privacy and greenery, making it a space to enjoy throughout the seasons.

Altogether, this is a lovely family home in a well-regarded area, one that combines space, character, and practicality in a way that feels both comfortable and considered.

### Agents Note

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





Including Garage

**TOTAL FLOOR AREA : 2797 sq.ft. (259.8 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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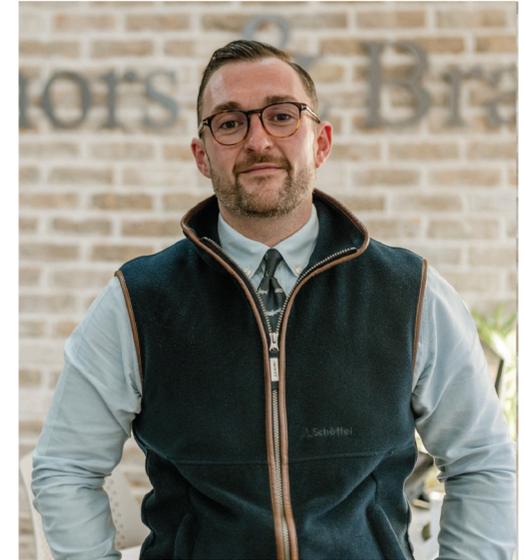
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