



5 Grovedale Close, Norwich

Norwich



Minors & Brady

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Norwich

There's a particular pleasure in stepping into a home where every detail has already been thoughtfully renewed, allowing you to settle straight into a fresh, modern way of living. This fully renovated residence in New Costessey offers exactly that feeling, clean lines, calm tones and a sense of everything being newly prepared for its next chapter. The result is a space that feels immediately clear, organised and ready to support the pace of everyday life. With its bright open-plan areas, adaptable bedrooms and a generous garden suited to outdoor living, it presents an inviting opportunity for anyone seeking a home that feels both contemporary and comfortably ready from day one.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

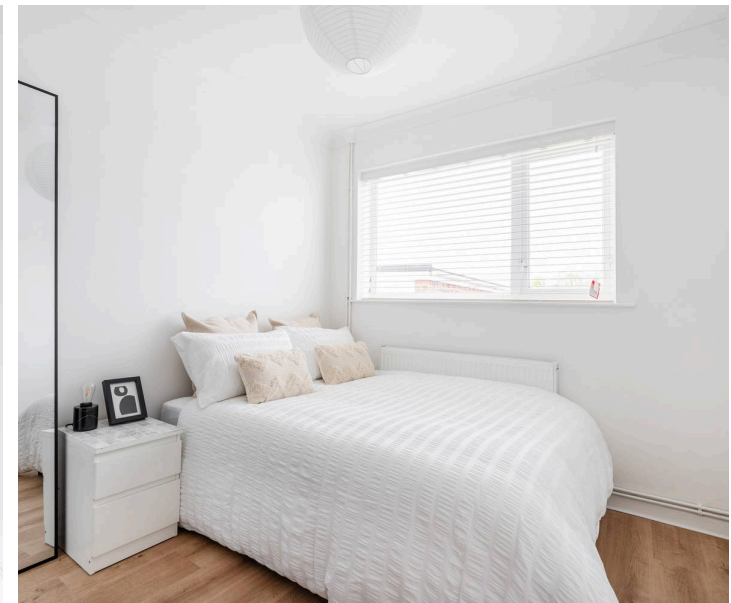


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- Fully renovated detached residence positioned down a quiet cul-de-sac in the popular New Costessey area of Norwich
- Completely move-in ready throughout, showcasing a neutral, modern design that can easily adapt to your own preferences and style
- Original Parquet flooring throughout, adding warmth and character to the light-filled space
- Spacious, open-plan living/dining room that creates an effortless flow for everyday living and entertaining
- Brand-new contemporary kitchen equipped with gloss cabinetry, an integrated oven, space for a dishwasher and a fridge/freezer
- Three double bedrooms across both floors, offering the utmost comfort and privacy
- One bedroom is located on the ground-floor, with the flexibility to have a home office, a playroom for children or a guest room
- Brand-new family bathroom comprising of a premium three-piece suite, including a bathtub, a hand wash basin and a toilet, with fully-tiled walls
- A large, private garden featuring a patio for seating and a laid to lawn, along with a driveway at the front of the property for off-road parking and a detached garage
- Close proximity to nearby amenities, as well as a short distance to the city centre for shopping centres, restaurants, transport links and education for all ages



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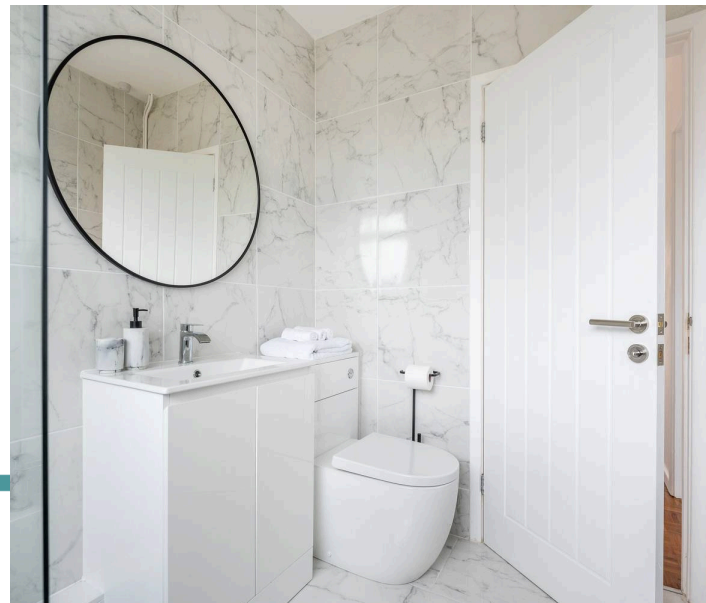
New Costessey, Norwich

Grovedale Close sits in a quiet residential pocket of New Costessey, a well-established suburb on the western edge of Norwich. The setting has a calm, lived-in feel, with tree-lined streets and easy access to green spaces like Bawburgh Lakes and the Costessey Woods network. Despite the peaceful atmosphere, you're only around 15–20 minutes by car from Norwich city centre, making it easy to dip into the cultural, shopping, and dining scene whenever you want.

Daily essentials are close at hand. Longwater Retail Park is just a few minutes away and includes major supermarkets such as Sainsbury's, Aldi, and M&S Foodhall, along with a range of other useful stores. Local shops in New Costessey itself add convenience, with small cafés, takeaways, and independent services dotted along Dereham Road and the surrounding streets.

Families benefit from several nearby schools. The closest primaries include Costessey Primary School and Queen's Hill Primary School, while Ormiston Victory Academy serves as the nearest secondary. All are within a short drive or cycle, keeping school runs manageable.

Transport links are one of the area's strengths. Regular bus routes along Dereham Road connect directly into Norwich, and the A47 is moments away for quick access across Norfolk or towards the A11. This makes the location practical for commuters, students, and anyone who wants straightforward movement around the region.



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Set along a quiet cul-de-sac in the well-regarded New Costessey area of Norwich, this fully renovated detached residence offers a calm, modern setting ideal for those seeking a home that is immediately ready to enjoy. Every space has been thoughtfully refreshed, creating an interior that feels bright, welcoming and easy to make your own.

The entrance hall introduces the property with a sense of warmth and clarity, enhanced by the original parquet flooring that continues throughout the ground floor. This feature adds character to the home's contemporary finish, creating a natural flow from room to room.

The main living and dining area is arranged in an open-plan layout, offering generous space for everyday life as well as relaxed entertaining. Large windows draw in natural light, giving the room an uplifting atmosphere and allowing for a variety of furniture arrangements to suit different lifestyles.

The newly fitted kitchen presents a clean, modern aesthetic with gloss cabinetry and an integrated oven, along with dedicated space for a dishwasher and fridge/freezer. It is a practical and stylish environment, designed to support both simple weekday meals and more sociable occasions.



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Across the two floors are three comfortable double bedrooms. The ground-floor bedroom offers notable flexibility, making it well suited to those who work from home, require a guest room or would benefit from a playroom or hobby space. The remaining bedrooms upstairs provide peaceful retreats, each finished in the same neutral, calming style found throughout the property.

The brand-new family bathroom features a high-quality three-piece suite with fully tiled walls, creating a refined and durable space for daily use.

Outside, the rear garden offers excellent potential. A patio area provides an inviting spot for outdoor seating, while the lawn offers room for planting, play or future landscaping ideas. To the front, the driveway provides off-road parking, complemented by a detached garage that can serve as additional storage or a practical workspace.

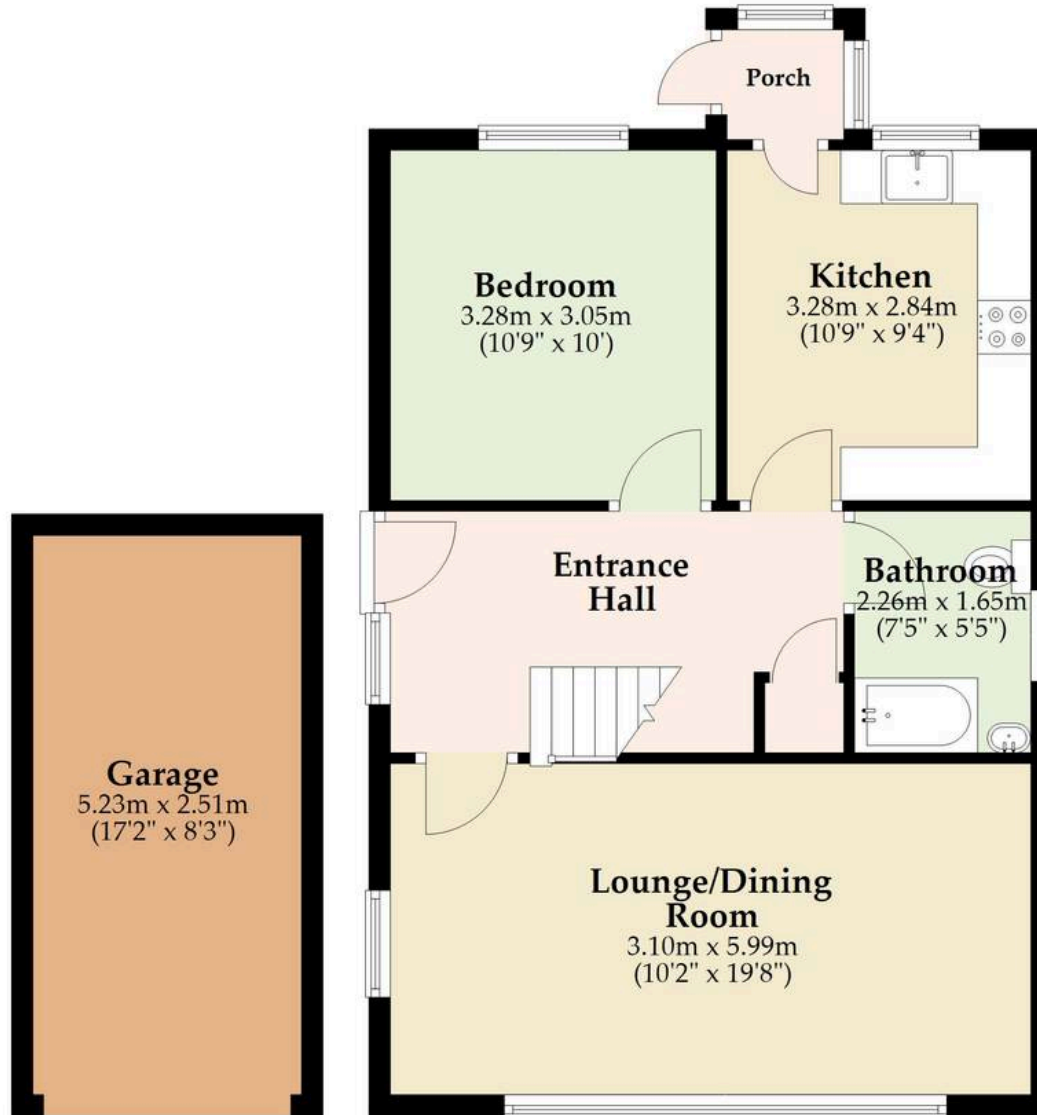
This is a home that has been carefully updated to offer comfort, style and versatility in equal measure. With its modern interior, adaptable layout and generous outdoor space, it presents an appealing opportunity for buyers looking to settle in a popular and well-connected part of Norwich.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

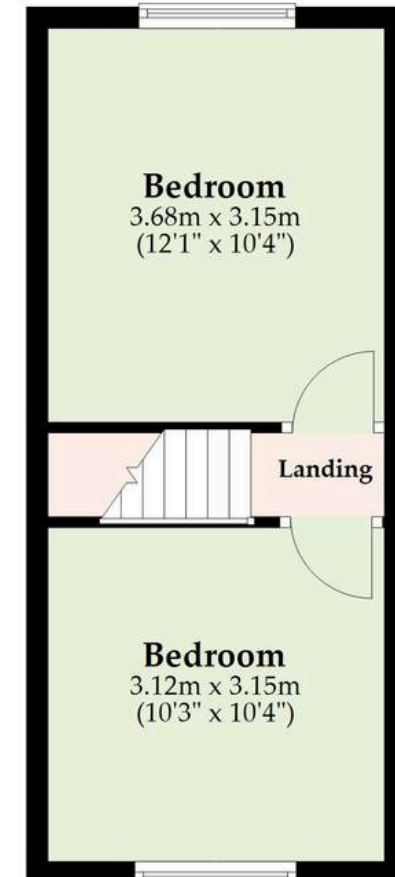
Ground Floor

Approx. 67.3 sq. metres (724.8 sq. feet)



First Floor

Approx. 24.5 sq. metres (264.1 sq. feet)



Total area: approx. 91.9 sq. metres (989.0 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
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