



17 Victoria Way, New Costessey

Norwich



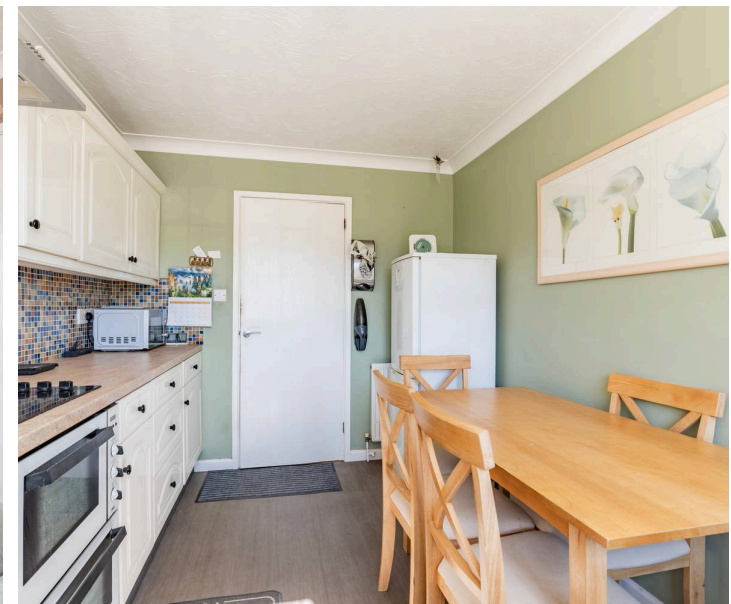
Minors & Brady

17 Victoria Way

New Costessey, Norwich

This charming detached bungalow offers single-story, low-maintenance living in a peaceful cul-de-sac location. Set on a generous plot, it features a wrap-around garden, off-road parking for multiple vehicles, and a detached garage. Inside, a welcoming entrance hall provides easy access to all rooms, including a bright lounge with a feature fireplace and a practical kitchen with ample workspace. The property comprises two well-sized bedrooms, both enjoying garden views and comfort from radiators. A modern shower room and a versatile conservatory extend the living space, connecting seamlessly to the outdoors. Offered with no onward chain, this home provides a move-in ready opportunity in a friendly, tranquil neighborhood.

- Detached single-story bungalow – offers low-maintenance, easy-access living
- Quiet cul-de-sac location – peaceful, non-overlooked position within a friendly community
- Generous wrap-around garden providing privacy and outdoor space
- Off-road parking for multiple vehicles and detached garage
- Spacious entrance hall connecting all principal rooms
- Bright lounge featuring a cosy fireplace
- Practical kitchen with ample work surfaces
- Two well-sized bedrooms with garden views
- Modern shower room with contemporary fixtures
- Versatile conservatory seamlessly linking indoor and outdoor living





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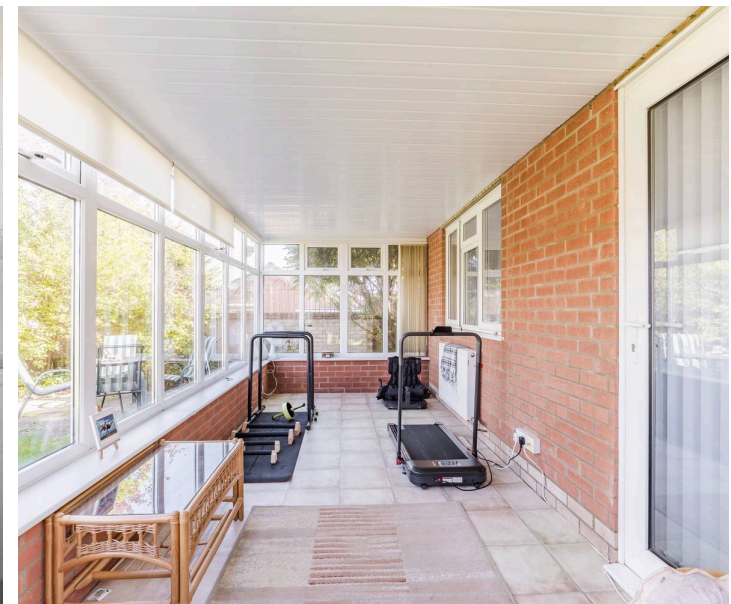
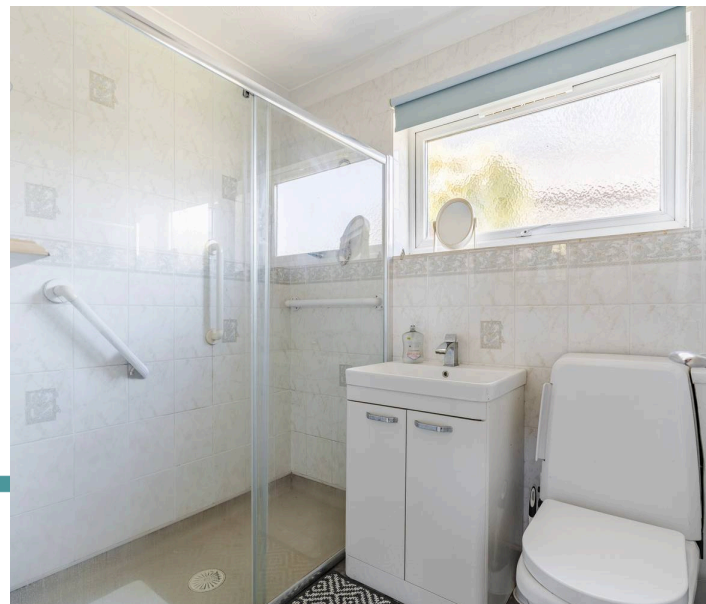
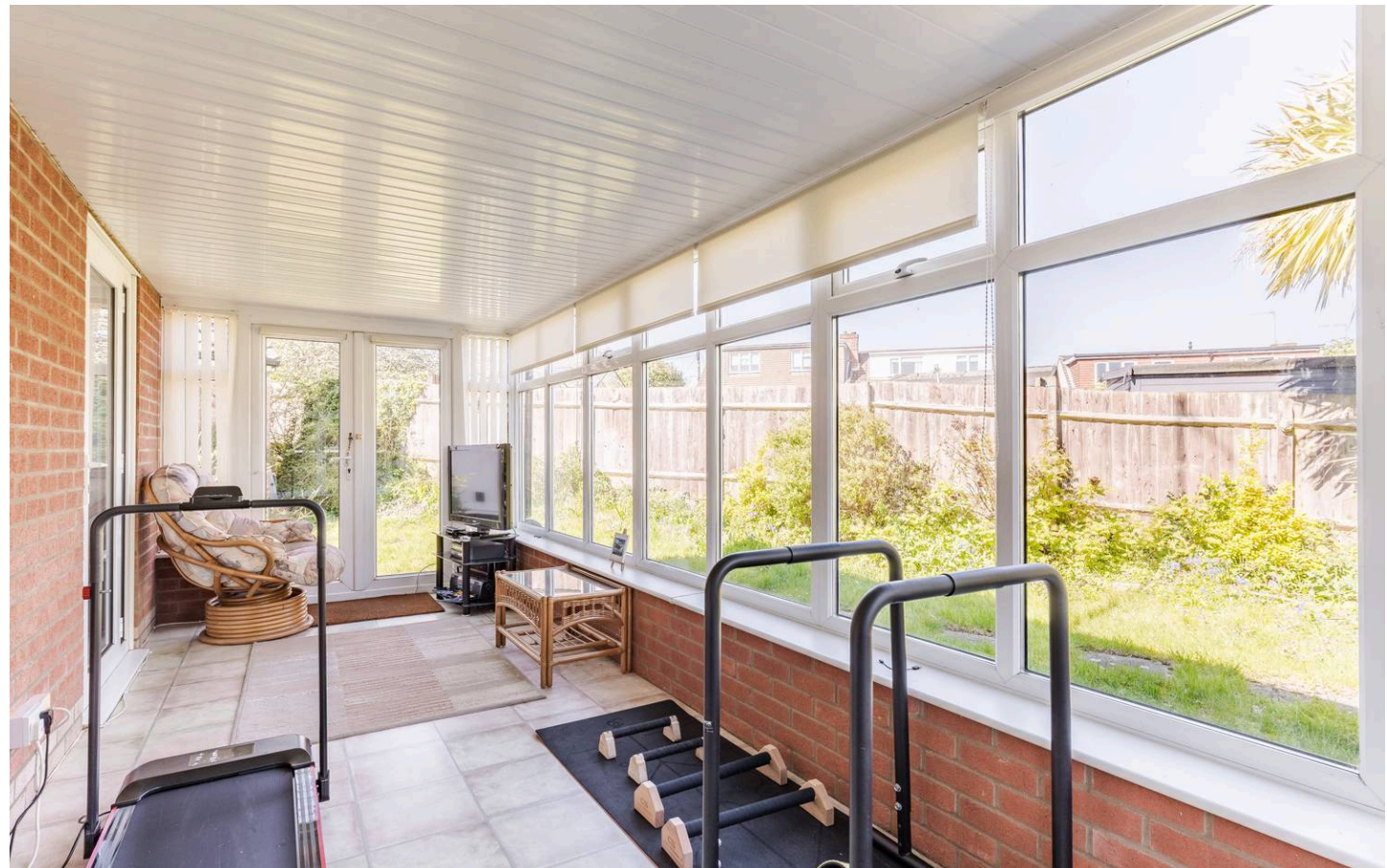
New Costessey, Norwich

The Location

Victoria Way is located in New Costessey, a residential village on the western edge of Norwich in Norfolk. The area is primarily made up of modern housing and quiet streets, giving it a community-focused feel. Residents have easy access to a range of local amenities: small convenience stores, a post office, and cafés along nearby Dereham Road, while larger retail and supermarket options are within a short drive, including Sainsbury's and Lidl.

For families, schooling is close at hand. Costessey Primary School and Clover Hill VA Infant and Nursery School serve younger children, while St Michael's VA Junior School and Valley Primary Academy are also within walking distance. Older students typically attend Ormiston Victory Academy, a secondary school a short walk or drive away.

Transport links are practical for both commuters and local travel. Bus services run frequently along Dereham Road, connecting residents directly to Norwich city centre in roughly 10–15 minutes. The nearby A47 provides easy road access westwards towards Dereham and east into the heart of Norwich, while Norwich station and Norwich International Airport are within a 10–15 minute drive for national and international travel.



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Victoria Way, New Costessey

This charming detached bungalow offers a comfortable and practical living space, ideally suited for those seeking a single-story home with ease of access and low maintenance.

Situated at the end of a quiet cul-de-sac, the property enjoys a peaceful, non-overlooked position within a friendly community, offering a real sense of neighbourhood spirit. Set on a generous plot, it benefits from a wrap-around enclosed garden and off-road parking for up to four cars, along with a detached garage.

On entering, you are welcomed by a spacious entrance hall that connects to all principal rooms, creating a sense of openness and flow throughout the home.

The lounge is bright and inviting, with natural light streaming through the front-facing windows. A feature fireplace adds a cosy focal point, while the space itself feels warm and comfortable.

The kitchen is well-equipped with a range of units and work surfaces, offering plenty of room for meal preparation and casual dining. A window to the front provides views over the driveway and brings in light.

The property comprises two comfortable bedrooms. The main bedroom at the rear overlooks the garden, offering a peaceful retreat, while the second bedroom also has direct access to the garden, making it an ideal guest room or home office.



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A modern shower room completes the living space, featuring a contemporary shower, WC, and basin. Extending from the main living area, the conservatory offers a versatile space for dining or relaxing, with a seamless connection to the garden through patio doors.

Outside, the property boasts a gravel driveway with space for four vehicles and access to a detached garage. The wrap-around garden is a private and flexible space, ideal for relaxing, entertaining, or gardening.

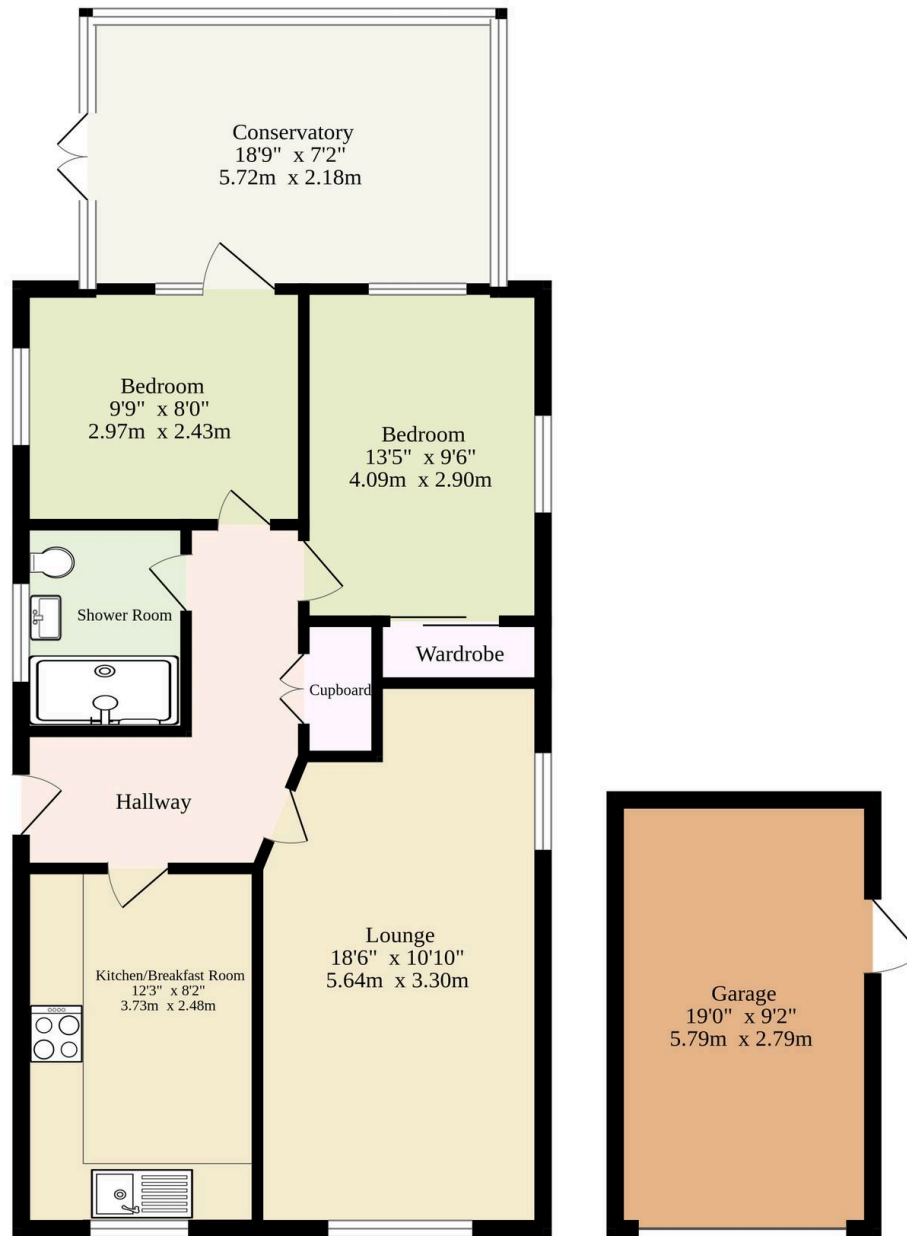
Offered with no onward chain, this bungalow represents an excellent opportunity for buyers seeking a move-in ready home in a quiet, convenient location with a strong sense of community.

Agents Note

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



Ground Floor
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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