



11 Crossbill Close, Costessey

Norwich



Minors & Brady

11 Crossbill Close

Costessey, Norwich

This stylish and turnkey-ready home offers bright, modern living with a well-designed open plan layout that immediately creates a sense of space and light. Finished to a high standard throughout, the property has been carefully updated by the current owners, including new flooring and a recently installed boiler, approximately two years old. The overall presentation is clean, contemporary, and inviting, making it an ideal choice for those looking for a home they can move straight into with ease.

Well-suited to first-time buyers, professionals, or investors, the property combines low-maintenance living with a practical and appealing layout.



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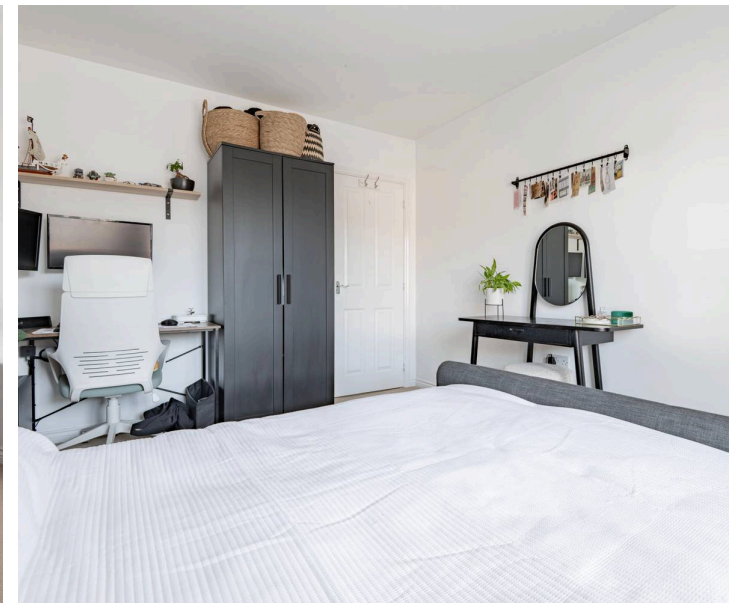
- Stylish and turn key ready home, finished to a high standard throughout
- Spacious open plan living area, ideal for modern living and entertaining
- Bright and airy interiors with excellent natural light throughout
- Two well proportioned bedrooms, including a generous principal bedroom
- Contemporary bathroom fitted with a modern suite
- New flooring throughout, enhancing the fresh and updated feel of the home
- Recently installed boiler, approximately 2 years old
- Convenient Costessey location with good access to amenities and transport links, ideal for first time buyers or investors

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Location

Situated within a modern residential development in Costessey, Crossbill Close offers a well-connected setting just to the west of Norwich. Costessey provides a range of everyday amenities, including supermarkets, local shops, schools, and leisure facilities, while the nearby Longwater Retail Park offers a wider selection of well-known stores and dining options. Norwich city centre is easily accessible, offering an extensive mix of shopping, restaurants, entertainment, and cultural attractions.

The area benefits from excellent transport links, with convenient access to the A47 and regular public transport routes into the city and surrounding areas. There are also nearby green spaces and walking routes, adding to the appeal for those who enjoy the outdoors.

Crossbill Close

Stepping inside, a private entrance leads up to the main accommodation, where the open plan living space forms the true focal point of the home. This impressive room brings together lounge, dining, and kitchen areas in a seamless layout, creating a sociable and versatile environment. Generous proportions and well placed windows allow natural light to flow throughout the space, enhancing the bright and airy feel and making it ideal for both everyday living and entertaining.



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The kitchen is fitted with a range of modern units and ample worktop space, offering both practicality and style. Its open connection to the living area ensures it remains a central and functional part of the home, whether cooking, dining, or hosting.

The property offers two well proportioned bedrooms, including a particularly generous principal bedroom. Both rooms are well presented and adaptable, providing comfortable accommodation with space for furnishings and potential for use as a home office if required. These are served by a contemporary bathroom, fitted with a modern suite and finished to a clean and updated standard.

Overall, this is a well balanced and thoughtfully presented home, offering modern finishes, light filled living space, and a layout that works effortlessly for a range of lifestyles, all set within a convenient and well connected location in Costessey.

Agents Notes

Leasehold, with 109 years remaining. Ground rent - £250 p/a.
Maintenance charges - £347.6 p/a

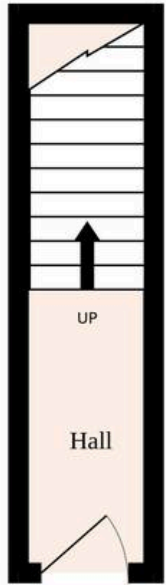
Connected to all main services. Council tax band - C



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Ground Floor
30 sq.ft. (2.8 sq.m.) approx.

1st Floor
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 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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