



7 Vicarage Close, Costessey

Norwich



Minors & Brady

7 Vicarage Close

Costessey, Norwich

This impressive detached residence offers a rare combination of space, flexibility, and a semi-rural outlook. Designed to suit a variety of lifestyles, the home can comfortably accommodate larger families or those seeking adaptable living arrangements. The position provides a peaceful setting while remaining conveniently connected to everyday essentials. Generous proportions throughout create a sense of openness, complemented by an abundance of natural light. Outdoor surroundings enhance the overall appeal, with direct access to scenic walking routes nearby. A well-rounded property that balances practicality with a desirable location.

- Substantial detached home with versatile layout
- Five well-proportioned bedrooms with flexible sixth option
- Suitable for multi-generational living arrangements
- Backing onto open fields with far-reaching views
- Direct access to the popular Marriott's Way
- Spacious lounge and dining area ideal for entertaining
- Well-equipped kitchen with dedicated breakfast space
- Ground floor shower room for added convenience
- Ample off-road parking with additional car port
- Located within easy reach of local amenities and reputable schools



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The Location

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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Vicarage Close, Costessey

Set in a peaceful and highly sought-after location, this substantial detached home offers an exceptional balance of space, flexibility, and scenic surroundings. Backing onto open fields with far-reaching views, the property enjoys a rare sense of privacy while still being within easy reach of local amenities, schools, and transport links. A nearby pathway provides direct access to Marriott's Way, ideal for walking, cycling, and enjoying the outdoors.

The property has been thoughtfully arranged to accommodate modern family living, with a layout that can easily adapt to multi-generational needs. Upon entering, a welcoming hallway leads through to a generous lounge and dining area, offering a comfortable and sociable space for both everyday living and entertaining.

The kitchen breakfast room sits at the heart of the home, providing ample room for informal dining and family gatherings, while an additional reception room offers flexibility as a home office, snug, or even a ground floor bedroom if required. The ground floor is further enhanced by a conveniently placed shower room, adding to the practicality of the layout.



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Upstairs, the home continues to impress with five well-proportioned bedrooms, all offering versatility to suit a growing family or those in need of dedicated workspace. The bedrooms are served by contemporary bathroom facilities, designed with both style and functionality in mind.

Externally, the property benefits from a private rear garden that provides a quiet space to relax and enjoy the surrounding landscape. The outlook across neighbouring fields enhances the sense of openness, creating an appealing backdrop throughout the year. To the front, there is ample off-road parking for multiple vehicles, along with a car port, making it ideal for households with several cars or visiting guests.

With its generous accommodation, adaptable layout, and enviable setting, this is a home that caters effortlessly to family life while offering the added advantage of countryside views and convenient access to nearby amenities. Internal viewing is strongly recommended to fully appreciate all that this property has to offer.

Agents Note

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

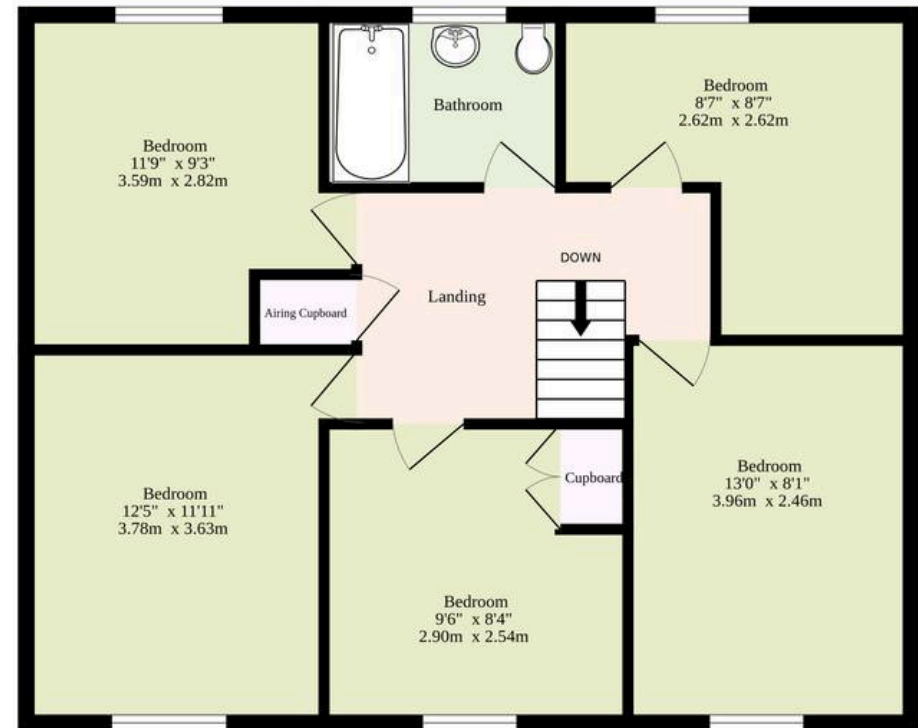


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Ground Floor
678 sq.ft. (63.0 sq.m.) approx.



1st Floor
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 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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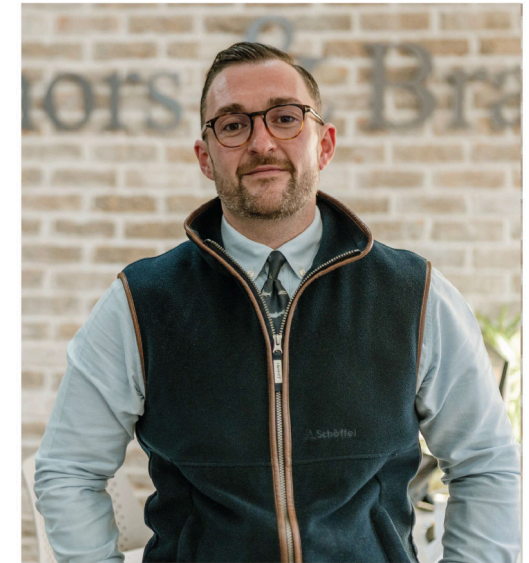
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