



14 Redpoll Road, Costessey

Costessey



Minors & Brady

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A beautifully designed modern home where style, flow and everyday living come together with ease. Positioned within the sought-after Queens Hills development, this four-bedroom property centres around a sleek open-plan kitchen and living space, finished with dark grey gloss units, plinth lighting and a marble-style splashback. The ground floor flows into an extended lounge with French doors opening onto the garden, creating a natural indoor-outdoor connection. Upstairs, the accommodation is arranged over two floors, with four bedrooms including a principal suite with en-suite. The garden features a slate-style patio and a substantial raised deck, complete with a powered garden office or studio. With a tandem driveway, garage and modern finishes throughout, this is a home that combines practicality with contemporary appeal.

- Beautifully designed four-bedroom home within the sought-after Queens Hills development
- Open-plan kitchen and living space forming the heart of the home
- Contemporary kitchen with dark grey gloss units and marble-style splashback
- Atmospheric plinth lighting enhancing the kitchen's modern finish
- Extended lounge with French doors opening onto the garden
- Landscaped garden with slate-style patio and raised decked terrace
- Fully powered garden office or studio set within the decking
- Stylish glass-panelled balustrade staircase adding a modern architectural touch
- Principal bedroom suite with en-suite shower room arranged over the top floor
- Tandem driveway and garage providing practical off-road parking





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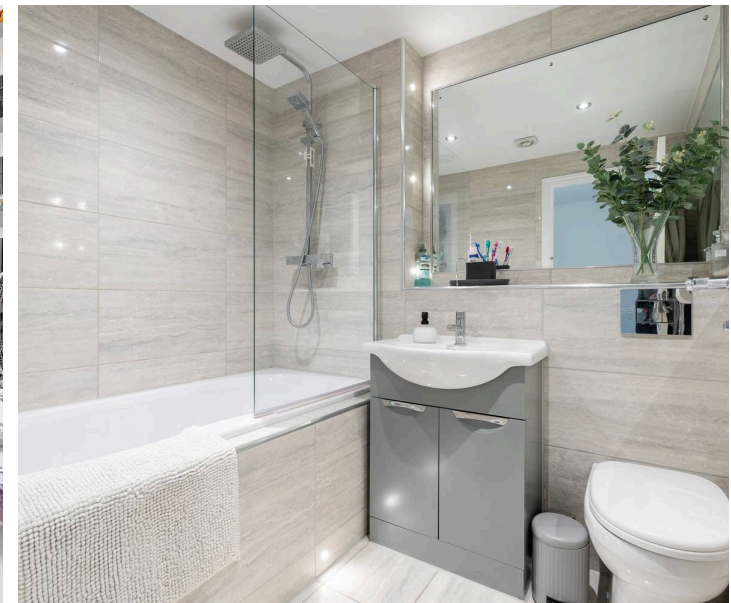
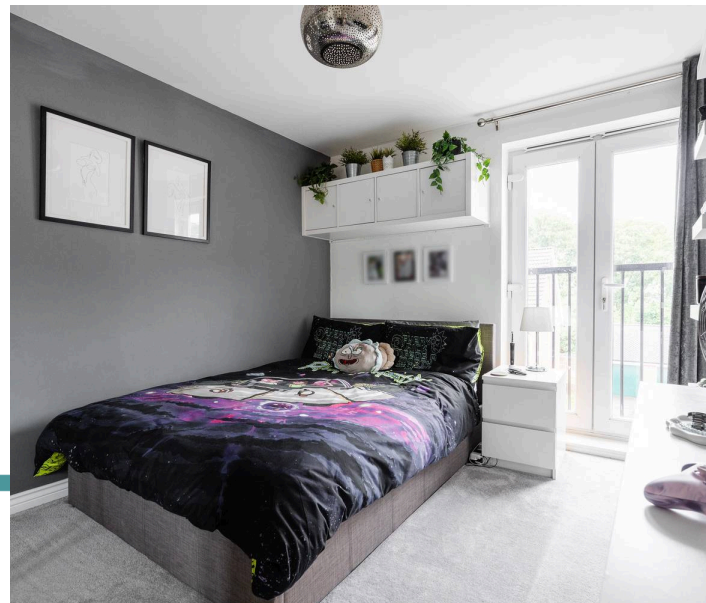
The Location

Redpoll Road is situated in the established residential area of Costessey, a suburban town just northwest of Norwich city centre, approximately 4 miles away, making it convenient for commuting while retaining a quieter, village-like atmosphere. The road is lined with a mix of period and modern homes, surrounded by mature trees and green spaces, giving a sense of both openness and community.

Local amenities are within easy reach. There is a parade of small shops and services nearby, including a convenience store, pharmacy, café, hairdresser, and a few takeaways. For larger retail needs, residents can access nearby supermarkets and retail parks within a short drive. The area also benefits from traditional pubs and local eateries, contributing to a relaxed and community-focused environment.

Families are well served by local education options. Costessey Primary School and Queen's Hill Primary School are nearby, while secondary education is available at Ormiston Victory Academy, catering to students aged 11–18. All are within a short drive or cycle, making school routines straightforward.

Transport links are strong for a suburban location. Regular bus services run into Norwich, providing easy access to the city's workplaces, shopping and cultural attractions. For drivers, the A1074 offers a direct route into the city centre, while nearby cycle paths and footways provide convenient alternatives for local travel.



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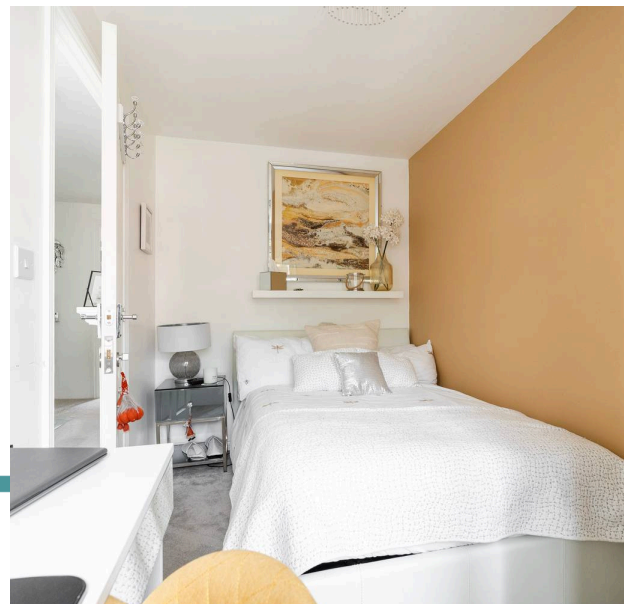
This beautifully presented four-bedroom home is positioned within the popular Queens Hills development in Costessey, offering a thoughtfully designed and contemporary layout ideally suited to modern living. From the outset, the property presents a clean and considered aesthetic, with a tandem driveway and garage providing practical off-road parking.

The home opens directly into a striking open-plan kitchen and living space, setting the tone for the rest of the property. The kitchen is arranged in an L-shape and finished with dark grey gloss units, complemented by a marble-style splashback, integrated appliances and subtle plinth lighting, creating a refined and atmospheric space.

This central hub has been designed with both functionality and style in mind, flowing effortlessly into the extended lounge area.

The sitting space offers a comfortable and well-balanced area to relax, with French doors opening directly onto the garden, enhancing the connection between indoor and outdoor living and allowing natural light to flood the room.

Externally, the garden has been carefully arranged for both enjoyment and ease of use, featuring a slate-style patio and a substantial raised decked area, ideal for entertaining, dining or simply unwinding. Positioned on the decking is a garden office or studio, complete with power, providing a versatile space suited to remote working, creative use or additional leisure space.



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Internally, the property continues to impress with stylish glass-panelled balustrade stairs, adding a contemporary architectural feature as you move through the home. The first floor offers two well-proportioned bedrooms alongside a modern family bathroom, while the top floor provides two further bedrooms, including a principal suite with en-suite shower room, creating a sense of privacy and retreat.

Throughout, the home has been designed with a clear emphasis on modern living, clean finishes and considered detail, resulting in a property that feels both functional and effortlessly stylish.

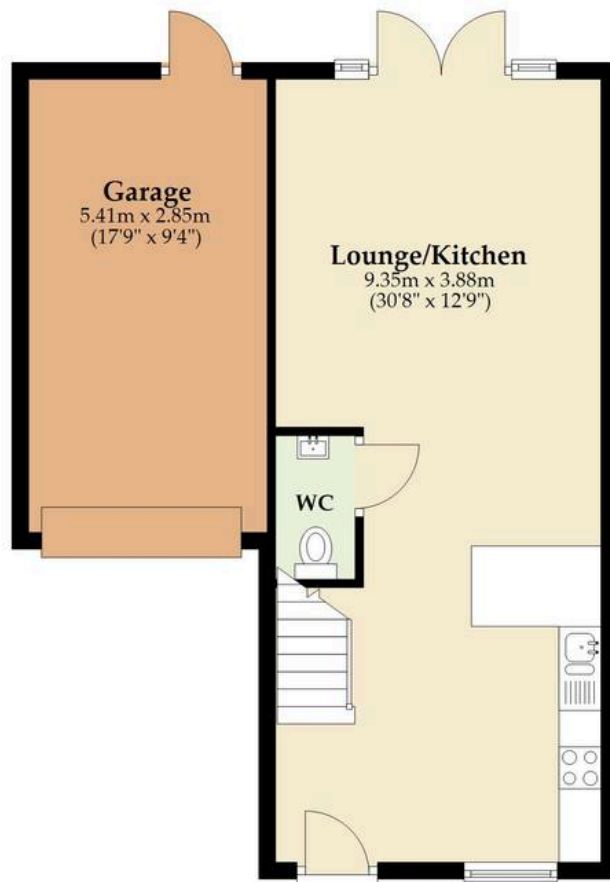
Agents Note

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



Ground Floor

Approx. 64.4 sq. metres (693.3 sq. feet)



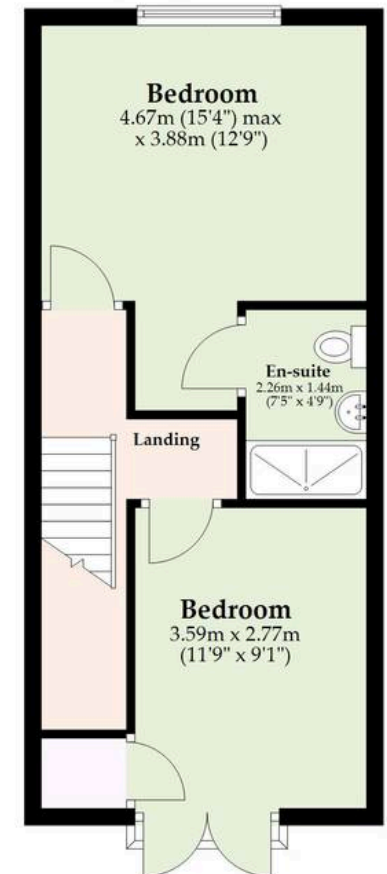
First Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



Second Floor

Approx. 36.3 sq. metres (391.2 sq. feet)
(excluding unnamed room)



Total area: approx. 137.1 sq. metres (1475.3 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.

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