



16 Woodpecker Way, Costessey

Norwich



Minors & Brady

16 Woodpecker Way

Costessey, Norwich

A striking, high-spec townhouse offering stylish and versatile living across three beautifully presented floors. This immaculately finished home combines contemporary design with practical space, ideal for modern family life. A standout feature is the impressive dual-aspect open-plan kitchen, recently refitted to an exceptional standard and perfect for both everyday living and entertaining. Flexible accommodation includes multiple reception areas, up to four bedrooms, and two en suites, providing excellent adaptability. The landscaped rear garden creates a private retreat, complete with a summer house and bar area for social occasions. Further benefits include solar panels for improved efficiency, allocated parking, and a garage, all set within a popular and well-connected Costessey location.

- Stunning open-plan kitchen/family room with dual aspect and French doors to garden
- Brand new high-spec kitchen with integrated appliances, double ovens & twin extractors
- Breakfast bar with pop-up sockets & charging points for modern living
- Four well-proportioned double bedrooms arranged over three floors
- Two contemporary en suite shower rooms plus stylish family bathroom
- Versatile layout with multiple reception spaces including separate dining room
- Landscaped, private rear garden with mature planting and feature curly willow
- Summer house with built-in bar area, ideal for entertaining
- Income-generating solar panels improving efficiency and reducing costs
- Allocated parking and garage providing convenient off-road parking



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The Location

Woodpecker Way, located in Costessey, offers a peaceful residential setting with excellent access to a wide range of local amenities. The nearby Longwater Retail Park, home to Sainsbury's, Marks & Spencer, and other popular stores, provides convenient shopping and dining options, while the recently opened Norfolk Food Hall has quickly become a local favourite for breakfast, coffee, and relaxed Sunday roasts.

The area is well connected, with regular bus routes into Norwich city centre and the A47 close by, offering swift access across the city and beyond. Residents can also enjoy nearby green spaces, including the Norfolk Showground trails and walking routes, ideal for outdoor leisure and countryside walks.

Woodpecker Way is ideally positioned for access to both the University of East Anglia (UEA) and the Norfolk and Norwich University Hospital, each just a short drive away, making the location particularly appealing for professionals, families, and academics alike.



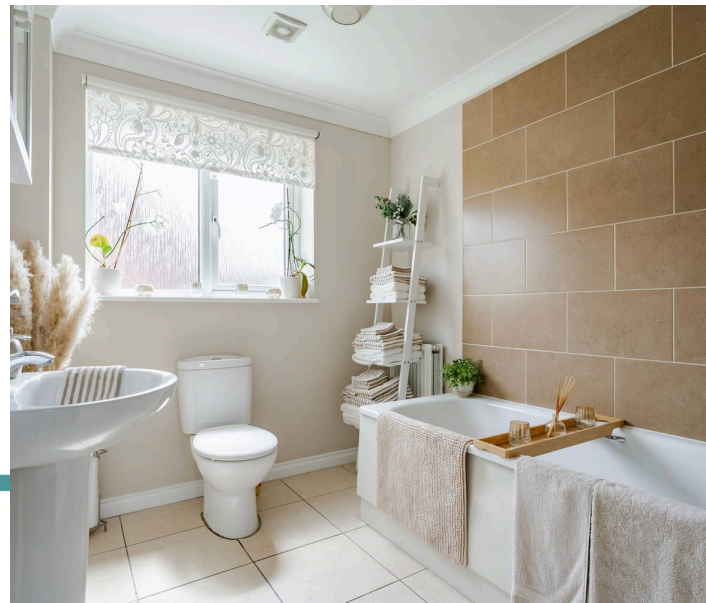
16 Woodpecker Way

Woodpecker Way, Costessey

Set within a sought-after position in Costessey, this immaculately presented link-detached townhouse offers an exceptional standard of finish throughout, with thoughtfully designed living accommodation arranged across three floors. Perfectly suited to modern family life, the home combines high-specification upgrades with flexible and well-balanced interiors, further enhanced by the added benefit of income-generating solar panels, helping to improve energy efficiency and running costs.

At the heart of the property lies an impressive open-plan kitchen, breakfast and family room, enjoying a dual-aspect design that fills the space with natural light. Recently refitted to an outstanding specification, the kitchen showcases a contemporary range of cabinetry and integrated appliances, including double ovens, twin extractors, a dishwasher, fridge freezer, and concealed bin storage. A generous breakfast bar provides both seating and practicality, with integrated pop-up sockets and charging points adding a modern touch. Thoughtfully designed elements such as built-in storage within the bay window seating area further enhance usability, while French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The ground floor also comprises a welcoming entrance hall with useful storage and a conveniently positioned cloakroom/WC. A separate dining room provides a more formal space for entertaining while also enjoying direct access to the garden, offering flexibility to suit a range of lifestyles.



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The first floor presents a spacious and versatile layout centred around a generous landing. The sitting room is particularly notable, offering excellent proportions and featuring a Juliet balcony, creating a light and airy environment. This room could also serve as an additional bedroom if required. Two further double bedrooms are located on this level, one of which is currently arranged as a snug, all served by a well-appointed family bathroom fitted with a modern three-piece suite and shower over bath.

Occupying the top floor are two further double bedrooms, both benefitting from part-vaulted ceilings which enhance the sense of space and character. The principal bedroom is especially impressive, enjoying a dual-aspect outlook and its own contemporary en suite shower room. The second bedroom also benefits from an en suite, making this level ideal for guests, older children, or creating a private retreat.

Externally, the property continues to impress with a beautifully landscaped and fully enclosed rear garden, designed with both relaxation and entertaining in mind. The space features an array of mature planting, including attractive shrubs and a striking curly willow, alongside a summer house that incorporates a dedicated bar area, ideal for social occasions. The property further benefits from allocated parking and a garage positioned immediately adjacent.

Agents Note

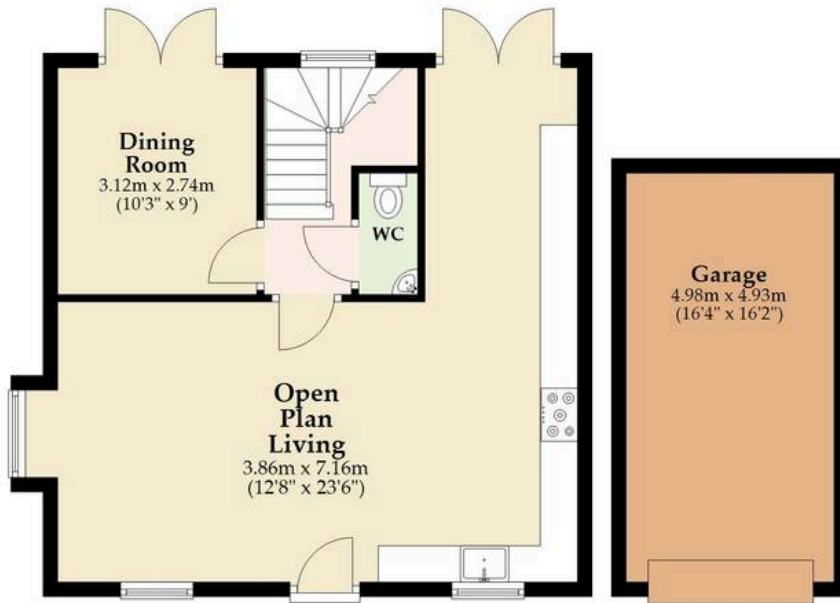
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Additionally, a leasehold garage is included within the sale, held under a separate leasehold title and subject to an annual charge. The lease commenced in January 2007 and is granted for a term of 150 years. Please note that a further service charge may also be applicable.



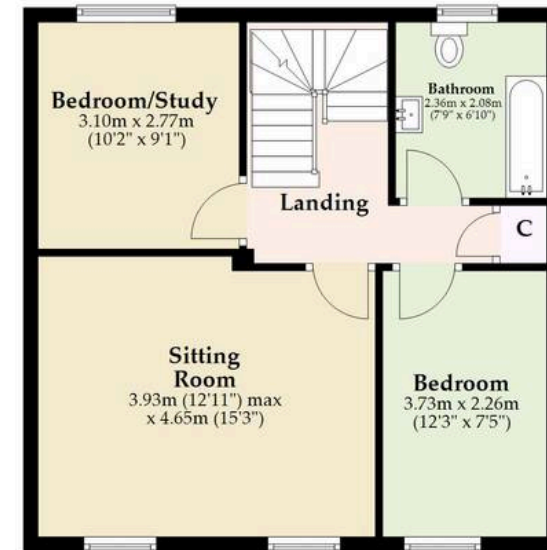
Ground Floor

Approx. 91.9 sq. metres (989.7 sq. feet)



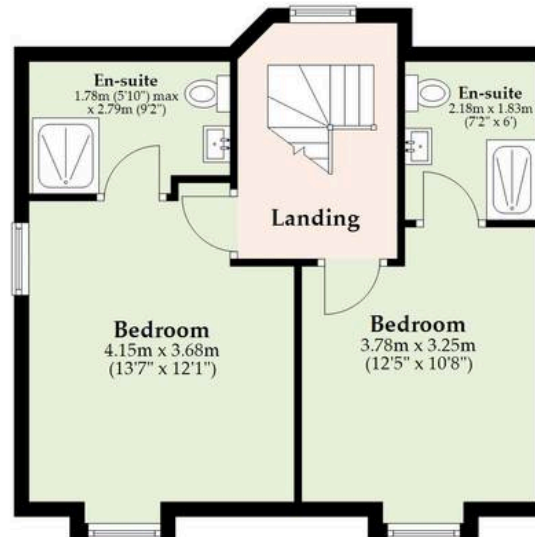
First Floor

Approx. 50.3 sq. metres (541.0 sq. feet)



Second Floor

Approx. 57.3 sq. metres (616.6 sq. feet)



Total area: approx. 199.5 sq. metres (2147.4 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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