



3 Redpoll Road, Costessey

Norwich

Minors & Brady

3 Redpoll Road

Costessey, Norwich

A great option for first-time buyers or investors, this modern Costessey home offers well-presented interiors, an easy flow through its living spaces and the kind of flexibility that suits a range of lifestyles. Built in 2014 and thoughtfully maintained, it features a bright entrance hall with a WC, a practical kitchen, and an open-plan living/dining room with French doors to the garden. Upstairs, three bedrooms provide comfortable accommodation, including a room ideal for a home office or nursery, along with a neatly finished family bathroom. With a private garden, patio and allocated parking, it's a straightforward, appealing home ready for its next chapter.

- Built in 2014, this mid-terrace residence in Costessey is ideal for first-time buyers or investors
- Well-presented, modern accommodation that can easily adapt to your own preferences and style
- Kitchen equipped with cabinetry, an integrated oven and areas for your own appliances
- Open-plan living/dining room that creates an effortless flow for everyday living and entertaining, with French doors that open out to the garden
- Three bedrooms offering comfort and privacy, one of which has the flexibility to have a home office, dressing room or a nursery
- Family bathroom comprising of a classic three-piece suite
- A private, landscaped garden featuring a patio for outdoor seating and a laid to lawn
- Allocated parking
- Easy access to a wide range of amenities, including shops, schools and transport links

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3 Redpoll Road

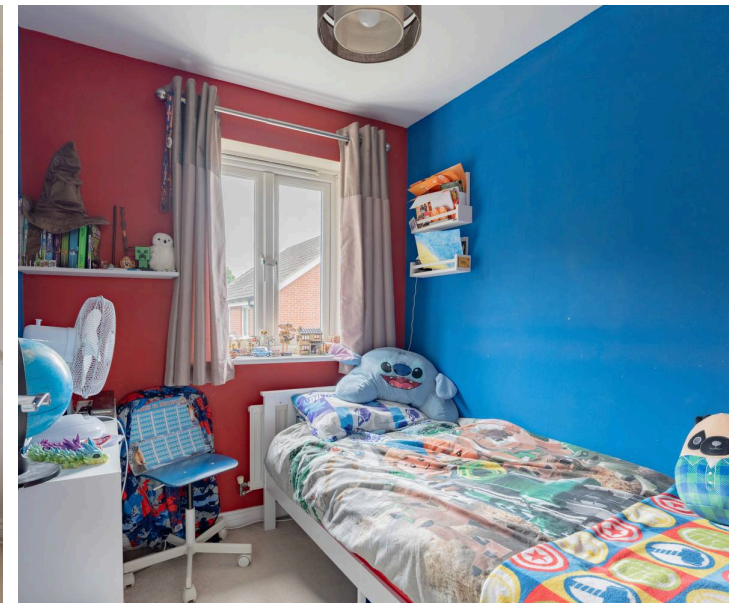
Costessey, Norwich

Costessey

Redpoll Road sits within the modern Queens Hills development in Costessey, offering a suburban setting with quick access to both green space and Norwich's urban amenities. It's around 5 miles west of Norwich city centre, typically a 15–20 minute drive, making it well-placed for anyone who wants quieter residential surroundings without losing easy access to the city.

The area is close to everyday essentials: the nearest major supermarkets include Sainsbury's Longwater, Aldi at Longwater Retail Park, and Morrisons in New Costessey, all within a short drive. Families benefit from nearby schools such as Queen's Hill Primary School, Costessey Primary School, and Ormiston Victory Academy for secondary education.

Transport links are strong, with quick access to the A47 for routes toward Norwich, Dereham, and the wider Norfolk area. Regular bus services run between Queens Hills and Norwich, supporting car-free commuting. The setting leans toward an easy, practical lifestyle: walking routes, local play areas, and Longwater's retail and leisure options give residents a balance of convenience and outdoor space without feeling remote.



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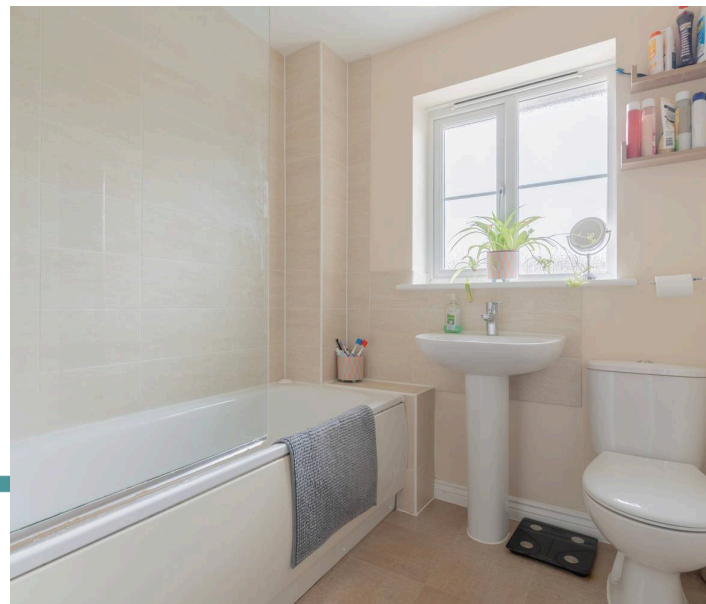
A modern home in Costessey offering well-presented, adaptable living, this mid-terrace property is an appealing choice for first-time buyers or investors looking for something contemporary, low-maintenance and easy to make their own.


Built in 2014, the house has a welcoming feel from the moment you step inside. The entrance hall sets the tone with its bright, tidy presentation and practical layout, accompanied by a convenient WC. The kitchen features modern cabinetry, an integrated oven and designated spaces for your appliances, a straightforward, efficient setting for everyday cooking.

The open-plan living/dining room sits at the rear, designed for easy day-to-day living. French doors draw in natural light and open directly onto the garden, creating a pleasant connection with the outdoors. A generous understairs cupboard provides valuable storage, keeping the main living area uncluttered and versatile.

Upstairs, three bedrooms offer privacy and flexibility. The third room is particularly useful for those wanting a home office, dressing room or nursery, depending on lifestyle needs. The family bathroom includes a classic three-piece suite, presented in a clean, neutral style.

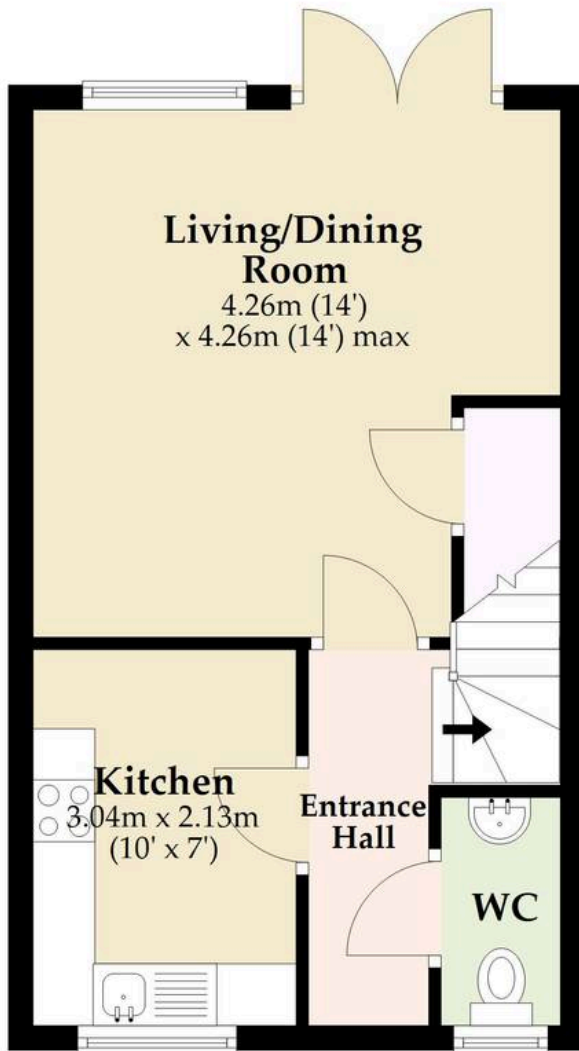
The rear garden has been neatly arranged with a patio for outdoor seating and a lawn that's easy to maintain. It's a straightforward, enjoyable space for relaxing, hosting or simply stepping outside for some fresh air. The property also benefits from allocated parking.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

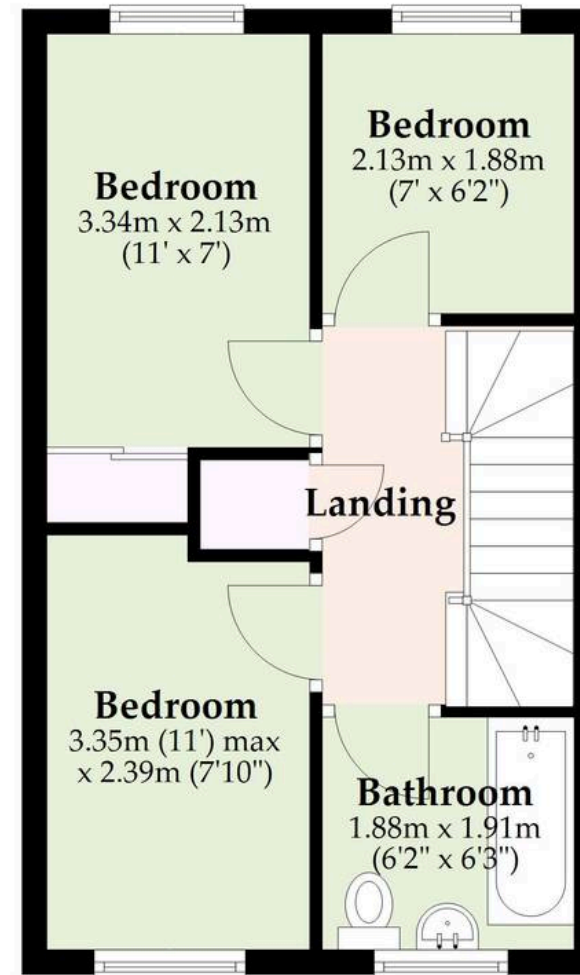
Ground Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.8 sq. feet)



Total area: approx. 62.3 sq. metres (670.7 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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