



71 Grove Avenue, New Costessey
Minors & Brady



Exceptional family living reaches new heights with an incredible indoor heated swimming pool complex, creating a lifestyle opportunity that's truly one of a kind. Deceptively spacious throughout, this exceptional home combines a substantial five-bedroom detached residence with a fully self-contained one-bedroom annex, offering remarkable flexibility for modern family life. At its heart is a stunning recently fitted kitchen featuring a large central island, integrated appliances and sleek contemporary styling, complemented by underfloor heating across the ground floor. The spacious living accommodation is perfectly designed for entertaining, with recently installed bi-fold doors opening onto landscaped south-facing gardens. Dedicated pool changing facilities, a shower room and additional leisure space create a private resort-style experience that can be enjoyed all year round. Further enhanced by an A-rated EPC, solar panels, a garage, carport and extensive parking, this outstanding home offers an exceptional combination of space, efficiency and lifestyle appeal.

- Exceptional detached family home with a self-contained one-bedroom annex, offering six bedrooms in total across the property
- Stunning indoor heated swimming pool complex
- Recently fitted contemporary kitchen/family room with a large central island and integrated appliances
- Stylish grey kitchen design with sleek monochrome fixtures, quartz worktops and modern spotlighting
- Underfloor heating throughout the ground floor, providing comfort and efficiency
- Beautifully landscaped south-facing gardens offering privacy, extensive lawns and entertaining terraces
- Garage, carport and carriage driveway providing extensive off-road parking for multiple vehicles
- Outstanding A-rated EPC, solar PV panels and recently replaced Worcester Bosch boiler helping to reduce energy costs

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71 Grove Avenue

The Location

The property enjoys a convenient position within a popular residential area on the western outskirts of Norwich, offering an excellent balance of community living and everyday convenience.

The area is particularly popular with families and professionals alike, thanks to its range of nearby amenities, well-regarded schools and straightforward access into the city centre. Local shops, convenience stores, cafés and essential services are all within easy reach, while larger supermarkets and retail outlets can be found just a short drive away, catering for all day-to-day needs.

Families are well served by a selection of schooling options for children of all ages, with a number of primary and secondary schools located nearby. The area also benefits from a variety of recreational facilities, green spaces and local parks, providing plenty of opportunities for outdoor activities and leisure pursuits.

For commuters, the location offers excellent transport connections. Regular bus services provide direct routes into Norwich city centre, while nearby road links give easy access to the A47, connecting to surrounding towns and villages across Norfolk. Norwich Railway Station and Norwich International Airport are also both within convenient reach, making travel further afield simple and accessible.

Exceptional Family Living at Grove Avenue, New Costessey

Deceptively spacious and offering an extraordinary level of versatility, this exceptional detached residence combines a substantial five-bedroom family home with a fully self-contained one-bedroom annex, creating a truly unique property with space, flexibility and lifestyle appeal in abundance.





71 Grove Avenue

New Costessey, Norwich

Occupying beautifully landscaped south-facing grounds, the property has been thoughtfully improved and meticulously maintained, providing an impressive blend of contemporary comfort and practical family living. Far larger than first impressions suggest, the accommodation has been designed to adapt effortlessly to the changing needs of modern family life, making it ideal for growing families, multi-generational living or those seeking dedicated spaces to work, entertain and relax.

Striking First Impressions

The property is approached via an impressive carriage driveway, providing extensive off-road parking for numerous vehicles, alongside the added convenience of a garage and carport. A spacious reception hall creates an immediate sense of grandeur upon entering, setting the tone for the beautifully presented accommodation beyond. The generous proportions continue throughout the home, with well-planned living spaces that balance practicality with elegance.

A Stunning Contemporary Kitchen

Undoubtedly one of the standout features is the recently fitted kitchen/family room, a superb contemporary space designed to be the true heart of the home. Finished in a stylish grey colour palette with sleek monochrome fixtures and fittings, the room offers a streamlined and sophisticated appearance whilst remaining highly functional for everyday life.



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A large central island creates the perfect social hub, providing space for casual dining, family gatherings and entertaining guests. Complemented by quality quartz work surfaces, an extensive range of cabinetry, integrated double ovens, microwave, dishwasher, warming drawer and hob, the kitchen successfully blends style with practicality. Contemporary spotlighting enhances the modern aesthetic, while underfloor heating throughout the ground floor delivers an added level of comfort and luxury.

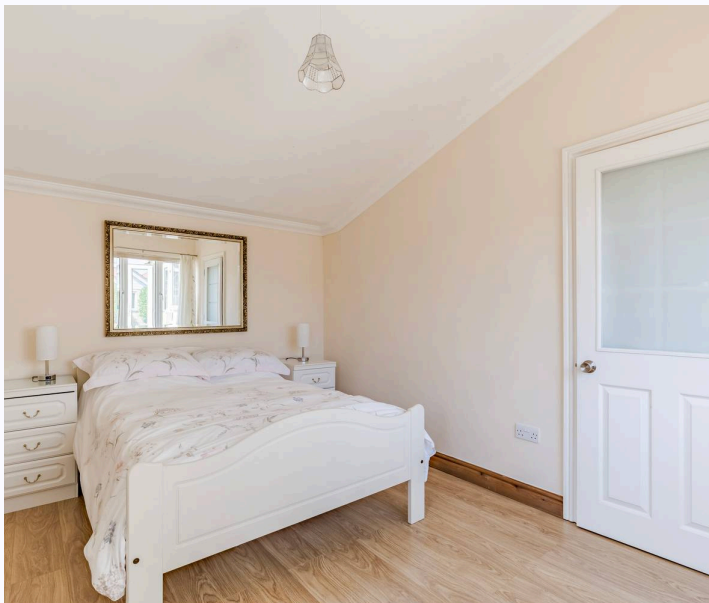
Exceptional Living & Entertaining Space

The spacious sitting and dining room provides a superb environment for both formal entertaining and everyday family living. Recently installed bi-fold doors, together with French doors, allow natural light to pour into the room while creating a seamless connection between the interior and the south-facing gardens.

These impressive openings enable the home to flow effortlessly into the outdoor entertaining areas during the warmer months, making the property equally suited to large family gatherings or quieter evenings at home.

Flexible Bedroom Accommodation

The main residence offers five generously proportioned bedrooms arranged across two floors, providing excellent flexibility for modern family life. An attractive galleried landing enhances the sense of space on the first floor and creates a particularly impressive focal point within the home.



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The principal bedroom benefits from a well-appointed en-suite bathroom, whilst additional bathroom facilities on both levels ensure practicality for larger households. Several of the rooms can be adapted to suit changing requirements, whether utilised as additional bedrooms, dressing rooms, studies or hobby spaces.

Self-Contained One-Bedroom Annex

Adding significant appeal, the detached annex provides fully independent living accommodation and effectively gives the property a total of six bedrooms overall. Comprising its own kitchen, sitting room, bedroom and wet room, this versatile space is ideal for extended family, dependent relatives, long-term guests, home working or those seeking independent accommodation within the grounds.

Incredible Indoor Swimming Pool Complex

A truly outstanding feature of the property is the impressive indoor heated swimming pool complex, creating a private leisure facility that few homes can rival. Designed for year-round enjoyment, the expansive pool hall offers a wonderful environment for exercise, relaxation and entertaining.

Multiple sets of doors open directly onto the gardens, flooding the space with natural light and creating an attractive connection to the outdoors. Surrounding the pool is ample room for seating and relaxation, allowing the area to function as a genuine lifestyle and entertainment space.



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The facilities have been thoughtfully designed with practicality in mind and include dedicated changing rooms, shower facilities and a separate WC, ensuring family members and guests can make full use of the pool in complete comfort. A kitchenette and adjoining garden room further enhance the space, creating a private resort-style atmosphere rarely found within a residential setting.

Landscaped South-Facing Gardens

Outside, the south-facing gardens have been thoughtfully landscaped to create an attractive and private setting. Generous lawns are complemented by established planting, mature borders and entertaining terraces, offering a wonderful balance of beauty and practicality.

Whether hosting summer gatherings, dining al fresco or simply enjoying the peaceful surroundings, the gardens provide a fantastic extension of the living accommodation and enjoy sunlight throughout much of the day.

The property also benefits from a separate office/hobby room, complete with power, lighting and Wi-Fi connectivity, creating an ideal environment for home working, running a business, pursuing hobbies or simply providing additional flexible accommodation to suit a variety of lifestyles.



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Energy Efficiency & Additional Features

Practical benefits are equally impressive. The property boasts an excellent A-rated EPC, a rare and highly desirable feature for a home of this size, reflecting the significant investment made in its efficiency and long-term running costs. Extensive solar PV panels help to offset electricity consumption and reduce energy bills, while also benefiting from remaining Feed-in Tariff payments, providing an additional financial advantage.

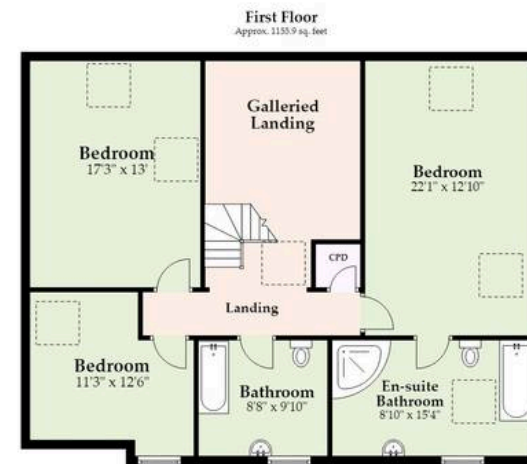
A recently replaced Worcester Bosch boiler further enhances efficiency and reliability, complementing the underfloor heating found throughout the ground floor. The result is a home that combines substantial living space with modern energy-conscious features, helping to maintain comfort throughout the seasons.

Agent's Note

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



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Total area: approx. 4905.9 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 PlanItUp.

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