



17 Linnet Road, Costessey

Minors & Brady



# 17 Linnet Road

## The Location

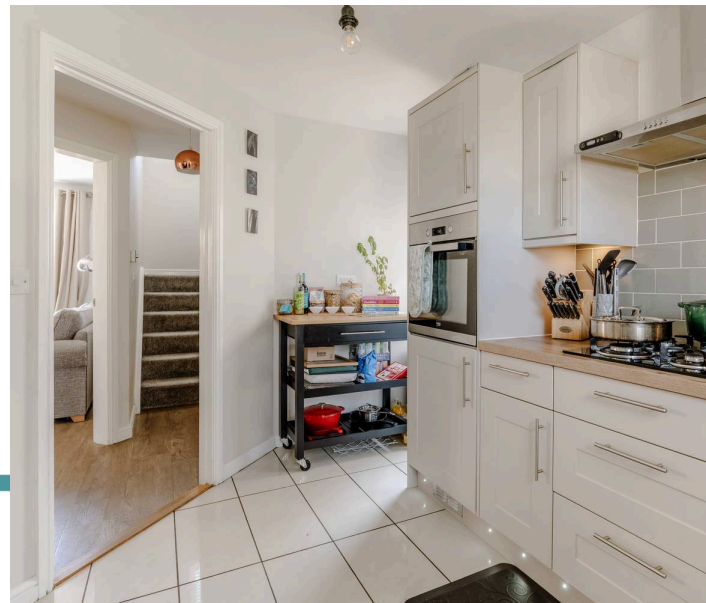
Situated within the popular Queens Hills development, this location offers an excellent balance of modern convenience, accessibility and green open spaces. A wide range of everyday amenities are easily accessible, with the nearby Longwater Retail Park providing an excellent selection of supermarkets, retailers, restaurants and cafés, making day-to-day shopping and leisure particularly convenient.

The area is exceptionally well connected, benefiting from regular bus routes into Norwich city centre, making it a practical choice for commuters, students and those wishing to enjoy everything the city has to offer without relying solely on a car. For those travelling further afield, the nearby A47 provides excellent road links across Norfolk and convenient connections to surrounding towns and major routes.

Queens Hills has proved particularly popular with families thanks to the range of schools available within the surrounding area, together with nearby childcare facilities and community amenities. The development itself has a welcoming residential feel and continues to attract a broad mix of buyers seeking a well-served and accessible location.

Residents also benefit from a variety of nearby green spaces, parks and recreational areas. The Norfolk Showground and surrounding countryside offer pleasant walking routes and outdoor leisure opportunities, while local open spaces provide ideal settings for exercise, dog walking and family activities.

The location is further enhanced by its close proximity to both the University of East Anglia and the Norfolk and Norwich University Hospital, making it especially attractive to healthcare professionals, academics and support staff.







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Costessey, Norwich

### Linnet Road, Costessey

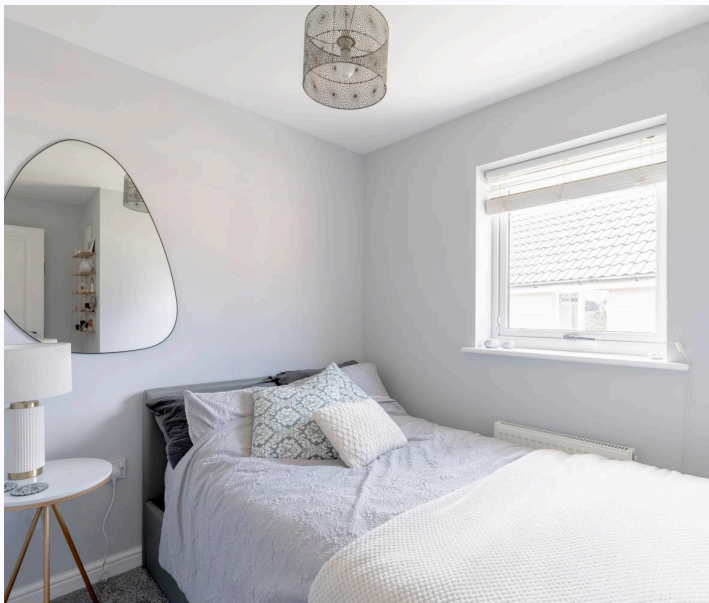
Situated within a popular and well-established residential setting, this beautifully presented detached home offers stylish, well-balanced accommodation perfectly suited to modern family living.

Lovingly maintained by the current owners, the property is presented in excellent order throughout, combining contemporary finishes with practical living space and a thoughtfully landscaped garden.

The accommodation is centred around a welcoming entrance hall which leads to two versatile reception rooms. The principal living room provides a comfortable space for relaxing, while the second reception room offers flexibility as a formal dining room, playroom, home office or additional sitting room depending on a buyer's requirements.

At the heart of the home lies the modern kitchen, finished in neutral tones to create a bright and timeless space. Well-equipped for everyday living, the kitchen benefits from a range of integrated appliances, generous storage and worktop space, together with room for additional freestanding appliances. Contemporary plinth lighting adds a stylish finishing touch and creates a warm ambience during the evenings.

A ground-floor cloakroom completes the accommodation at this level, enhancing the practicality of the layout for both family life and visiting guests.



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Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while two of the bedrooms enjoy the added advantage of fitted wardrobes, providing valuable built-in storage.

A modern family bathroom serves the remaining accommodation.

Outside, the rear garden has been attractively landscaped to create a low-maintenance yet highly enjoyable outdoor space. Featuring artificial turf and thoughtfully designed seating areas, the garden provides an ideal setting for entertaining, family gatherings or simply relaxing throughout the warmer months. The space is enclosed, creating a private and secure environment.

Further benefits include a garage and off-road parking, ensuring excellent practicality for modern lifestyles.

### Agents Note

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

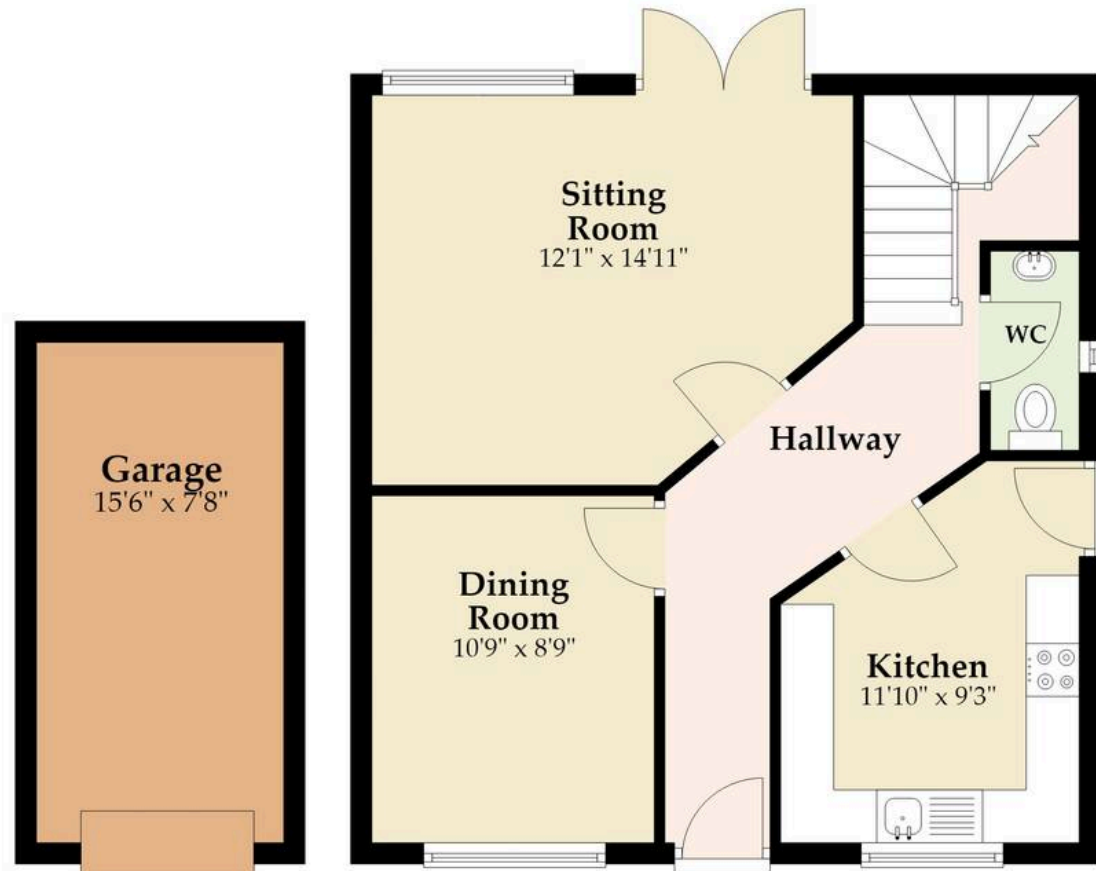
Service charge: £207 paid annually to Remus Management.



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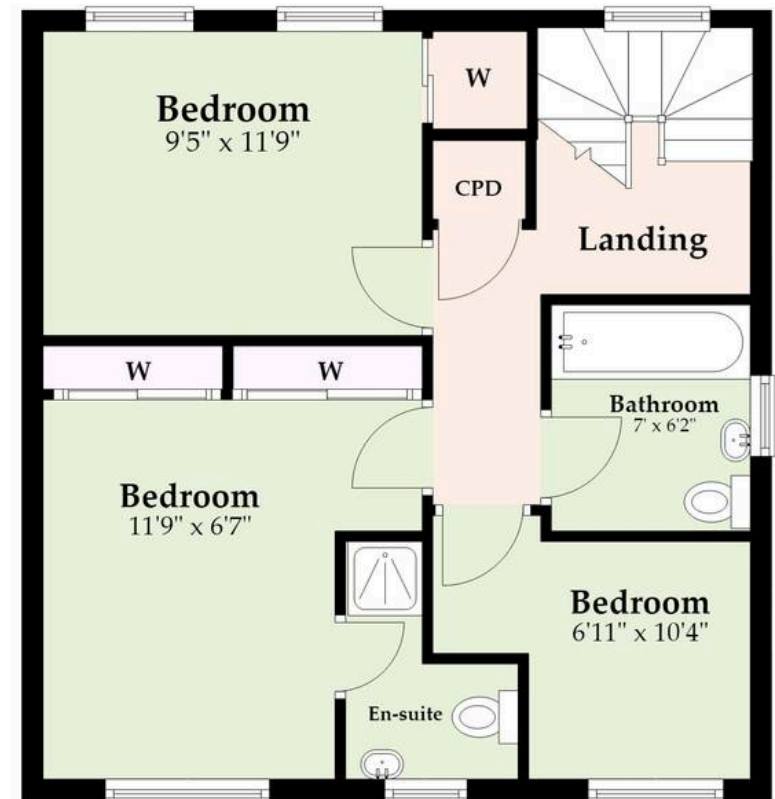
### Ground Floor

Approx. 625.3 sq. feet



### First Floor

Approx. 536.8 sq. feet



Total area: approx. 1162.1 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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