



22 Tower Hill Park, Costessey

Minors & Brady

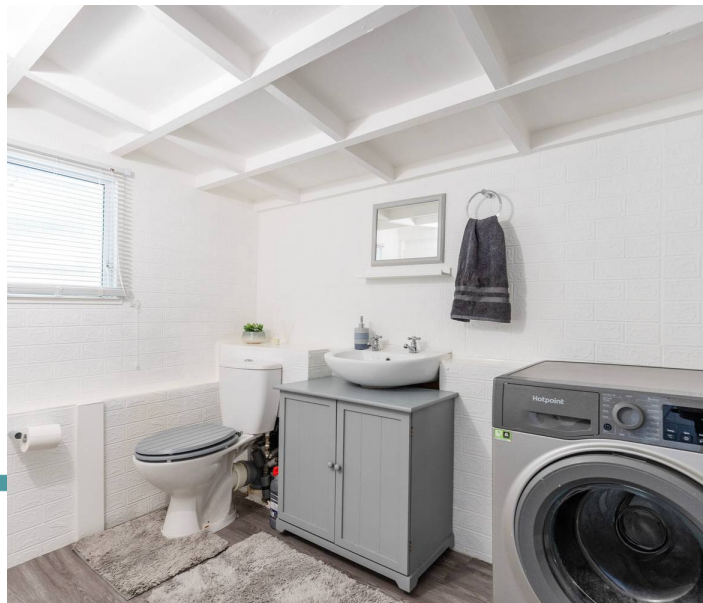


22 Tower Hill Park

Costessey, Norwich

Peaceful woodland living in a welcoming residents-only community. Situated within the sought-after Tower Hill Park, this well-proportioned park home offers light and airy accommodation. The layout includes a lounge, separate reception room, sun room, kitchen, two bedrooms, bathroom and cloakroom, providing flexible space for everyday living. Outside, there is a lawned frontage and a patio seating area, ideal for enjoying the quiet surroundings. Benefiting from access to a private car park (buyers should satisfy themselves as to the parking arrangements), this is an excellent opportunity for those seeking peace, community and convenience close to local amenities.

- Residents-only park home within sought-after Tower Hill Park
- Peaceful woodland setting with a strong sense of community
- Bright and airy accommodation extending to approx. 659 sq. ft.
- Spacious lounge ideal for everyday relaxation
- Separate reception room offering flexible living space
- Delightful sun room providing additional seating and entertaining area
- Two bedrooms served by a bathroom and separate cloakroom
- Well-proportioned kitchen with ample space for daily use
- Lawned frontage and side patio area for outdoor seating and enjoyment
- Private car park available (buyers should satisfy themselves regarding parking arrangements)



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The Location

Old Costessey is a highly desirable and family-friendly suburb, celebrated for its peaceful setting close to the River Wensum. Residents benefit from an abundance of green spaces, walking and cycling routes, including access to the renowned Marriott's Way, which provides safe, scenic paths ideal for family walks, running, or cycling.

Local parks, play areas, and open spaces create a welcoming community atmosphere and a great environment for children. The nearby Costessey Park Golf Club also adds to the area's appeal for those who enjoy outdoor recreation. Education is another strong attraction. Families have access to well-regarded local schools such as St Augustine's Catholic Primary School, Langley Preparatory School at Taverham Hall, and several respected secondary schools in the surrounding area.

West End also enjoys excellent transport links. Regular bus services provide easy access to Norwich city centre, just a short journey away, while the A47 Southern Bypass ensures convenient connections across Norfolk and beyond. The University of East Anglia (UEA) and Norfolk & Norwich University Hospital (NNUH) are both within easy reach, making the location ideal for university staff, healthcare professionals, and students alike.

For shopping and leisure, Longwater Retail Park is just a few minutes' drive away, offering supermarkets, popular retailers, cafes, and restaurants. The nearby village of Taverham also provides a range of local amenities including independent shops, a garden centre, and additional schools. Commuters benefit from Norwich Railway Station, which provides direct links to London (around 2 hours) and Cambridge (approximately 80 minutes), ensuring great connectivity for work or leisure travel.

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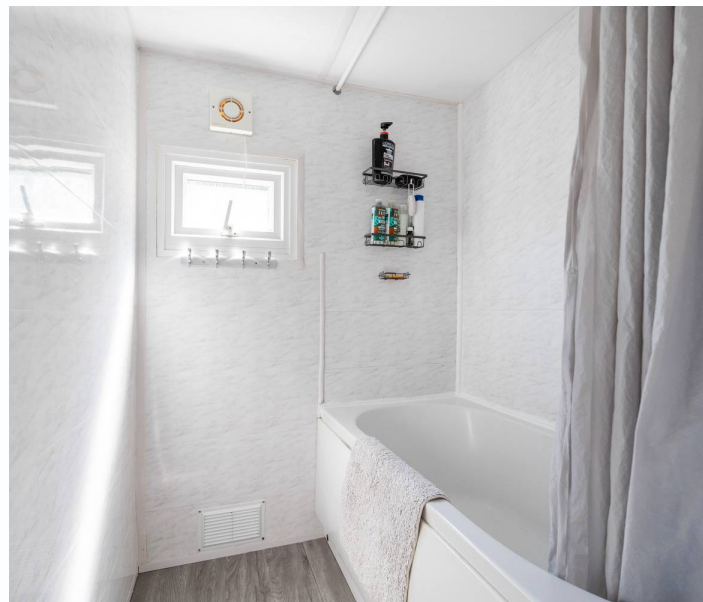
Tower Hill Park, Costessey

Tucked away within the peaceful woodland surroundings of the residents-only Tower Hill Park, this detached park home offers a wonderful opportunity for those seeking a quieter pace of life whilst remaining within easy reach of everyday amenities. The setting provides a real sense of community, making it an excellent choice for buyers looking for a friendly residential environment combined with the tranquillity of a well-established park.

The accommodation extends to approximately 61.2 sq. metres (658.9 sq. ft.) and provides a light and airy feel throughout. An entrance hall gives access to the principal rooms, with a spacious kitchen positioned to one side, offering ample room for everyday cooking and dining requirements.

The home benefits from a comfortable lounge, providing a welcoming space to relax, alongside a separate reception room which offers flexibility for a variety of uses depending on individual needs. Completing the living accommodation is a delightful sun room, creating an additional bright and enjoyable space to sit and enjoy views of the surrounding plot.

The property offers two bedrooms, with both positioned away from the main living areas to provide a degree of separation and privacy. A bathroom serves the accommodation, while a separate cloakroom adds further convenience for residents and visitors alike. Internal storage is also provided via a useful cupboard off the hall.



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Outside, the property enjoys a lawned frontage which enhances the attractive setting, while a patio area to the side provides an ideal space for outdoor seating, entertaining guests or simply enjoying the peaceful surroundings. The woodland setting helps create a quiet and relaxing atmosphere that many buyers will find appealing.

Residents benefit from a private car park; however, prospective purchasers are advised to satisfy themselves regarding the parking arrangements and availability to ensure these meet their individual requirements.

Agent's Note

Connected to mains water, electricity and drainage.



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Ground Floor

Approx. 61.2 sq. metres (658.9 sq. feet)



Total area: approx. 61.2 sq. metres (658.9 sq. feet)

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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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