



13 Heron Road, Costessey

Norwich



Minors & Brady

13 Heron Road

Tucked quietly within a well-established setting, this well-maintained semi-detached home presents an appealing opportunity for first-time buyers. The property offers a practical and thoughtfully arranged layout that balances comfort with modern living. A spacious lounge/diner features a rich green statement wall and opens via patio doors to the enclosed rear garden. The modern kitchen and convenient ground floor WC add to the everyday functionality of the home. Upstairs, two double bedrooms are served by a contemporary family bathroom located on the upper floor. Outside, the garden provides a private space for relaxation or entertaining. Allocated parking further enhances the ease and practicality of this attractive property.

- Well presented semi-detached property offering a comfortable and well balanced layout
- Two generously sized double bedrooms providing flexible living or working space
- Modern fitted kitchen designed for everyday practicality and ease of use
- Spacious lounge/diner featuring a rich green statement wall, creating a warm and stylish focal point
- Patio doors leading directly from the living area into the enclosed rear garden, ideal for entertaining
- Convenient ground floor WC adding functionality for guests and daily living
- Contemporary family bathroom located on the upper floor, serving both bedrooms
- Enclosed rear garden offering a private and low-maintenance outdoor space
- • Allocated parking space providing ease and convenience for residents





13 Heron Road

Costessey, Norwich

The Location

Heron Road, 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.

Heron Road 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.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



M&B

13 Heron Road

Costessey, Norwich

Heron Road, Queens Hill, Costessey

This well-presented semi-detached home offers a comfortable and practical layout, making it an excellent choice for first-time buyers or investors alike.

The property has been well maintained throughout and provides a welcoming living environment with modern finishes and thoughtful features.

The ground floor opens into an entrance hall that leads through to a modern kitchen, fitted to suit everyday living. To the rear of the property is a spacious lounge/diner, enhanced by a striking rich green feature wall that adds character and warmth to the room.

Patio doors open directly onto the rear garden, allowing plenty of natural light and creating a seamless connection between indoor and outdoor living. A convenient ground floor WC completes the downstairs accommodation.

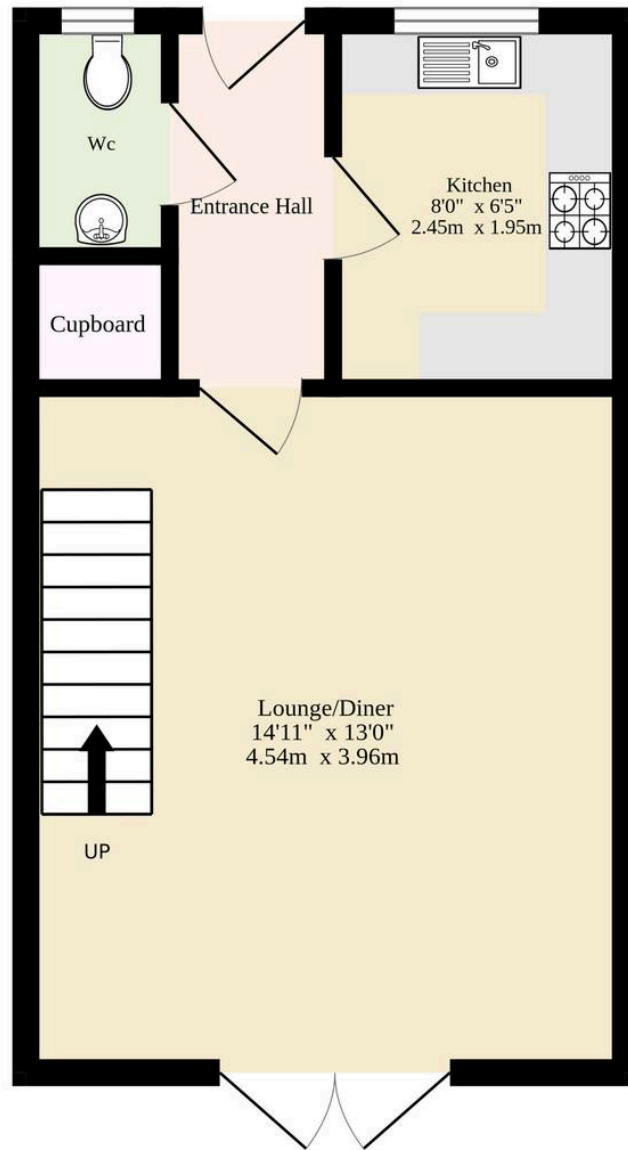
Upstairs, the property offers two generously sized double bedrooms, both providing comfortable and versatile living space. The upper floor also benefits from a modern family bathroom, well positioned to serve both bedrooms.

Externally, the home enjoys an enclosed rear garden, ideal for relaxing, entertaining, or low-maintenance outdoor enjoyment. Allocated parking adds further convenience, rounding off the practical appeal of the property.

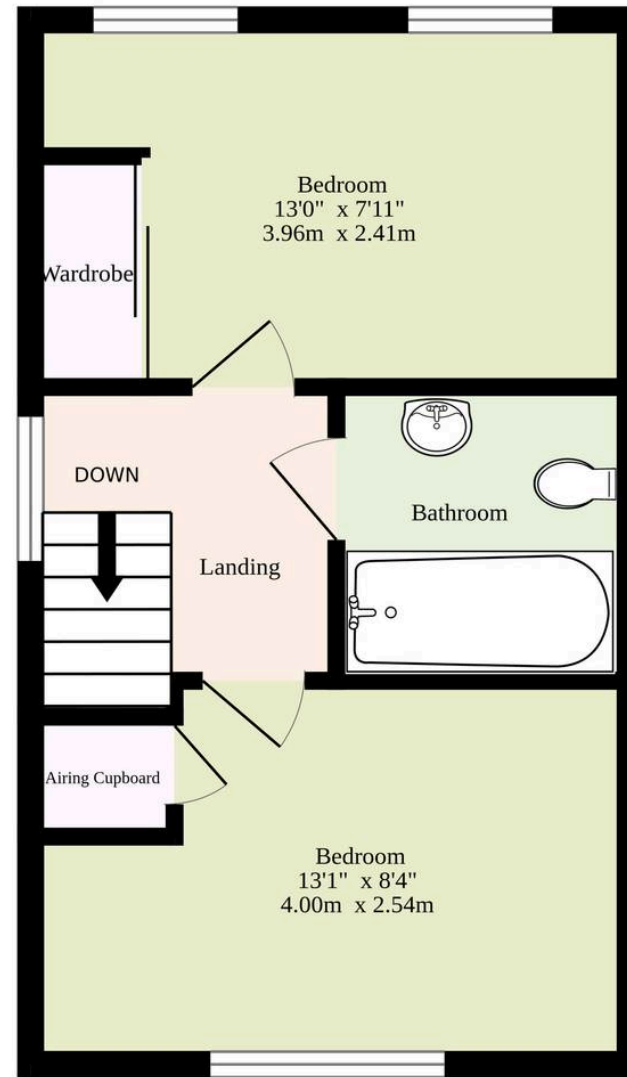
Overall, this is a well-kept and attractive home with modern features, a sensible layout, and a welcoming feel throughout — perfectly suited to first-time buyers looking for a property they can move straight into.



Ground Floor
276 sq.ft. (25.6 sq.m.) approx.



1st Floor
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 sq.m.) approx.

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.
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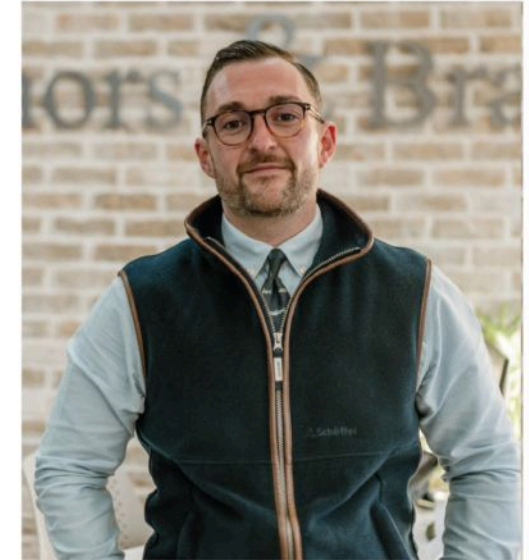
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Minors & Brady
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