



17 Leewood Crescent, Norwich

Minors & Brady



17 Leewood Crescent

Norwich

Packed with potential and generous living space, this three-bedroom home is ready to make your own. Offering spacious accommodation throughout, the property features a large living room, modern fitted kitchen and convenient ground-floor WC. Upstairs, three double bedrooms are complemented by a family bathroom and a versatile study area, ideal for home working or additional living space. Well positioned for local amenities and easy access to Norwich city centre, it provides both convenience and practicality for modern life. Presented in good order with scope for further improvement, this is an excellent opportunity for families, first-time buyers and investors alike.

- Spacious three-bedroom home with excellent potential for personalisation and modernisation
- Generous living room offering plenty of space for relaxing and entertaining
- Modern fitted kitchen with ample storage and space for appliances
- Convenient ground-floor WC adding practicality for everyday living
- Three well-proportioned double bedrooms ideal for families or home working
- Versatile study area perfect as a home office, hobby space or reading nook
- Family bathroom accessed from the first-floor landing
- Situated in the highly desirable suburb of New Costessey
- Close to local amenities, schools, Longwater Retail Park and countryside walks
- Excellent transport links to Norwich city centre, the UEA, NNUH and the A47 corridor





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The Location

New Costessey is one of Norwich's most sought-after suburban locations, offering the perfect balance of convenience, community and access to the countryside. Popular with families, professionals and retirees alike, the area is well known for its welcoming atmosphere, excellent local amenities and superb transport connections.

A range of everyday essentials can be found close by, including a local bakery, convenience store, hair salon and the well-loved Kind Coffee, making day-to-day living both easy and enjoyable. The area is also served by well-regarded schools, healthcare facilities and a variety of recreational amenities, contributing to its strong family appeal.

For those who enjoy the outdoors, New Costessey is surrounded by attractive green spaces, countryside walks and woodland areas. Nearby routes provide excellent opportunities for walking, running and cycling, while the picturesque River Wensum and surrounding countryside are easily accessible for those seeking a quieter pace of life. The nearby Marriotts Way also offers miles of scenic trails connecting Norwich with the Norfolk countryside.

Longwater Retail Park is just a short drive away and provides an extensive selection of shopping and dining options, including Sainsbury's, Marks & Spencer, Boots and a variety of popular retailers and eateries. Dereham Road is also easily accessible, offering additional amenities and a direct route into Norwich city centre.



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Offering spacious accommodation throughout and an excellent opportunity to add your own style, this three-bedroom home is ideally suited to families, first-time buyers or investors alike. Well positioned within easy reach of local amenities and Norwich city centre, the property combines generous living space with exciting potential for further modernisation.

The accommodation is well laid out and begins with an entrance area leading through to a generously sized living room, providing ample space for both relaxation and entertaining. The modern fitted kitchen offers a practical and functional environment, with plenty of cupboard storage and space for an oven, hob, fridge freezer and washing machine. A convenient ground-floor WC further enhances the practicality of the home.

Upstairs, the property continues to impress with three genuine double bedrooms, each offering sufficient space for double beds, wardrobes, desks and additional furnishings, making the home particularly appealing for families, sharers or those working from home. A family bathroom is accessed from the landing, alongside a useful study or office space which could serve a variety of purposes to suit individual requirements.

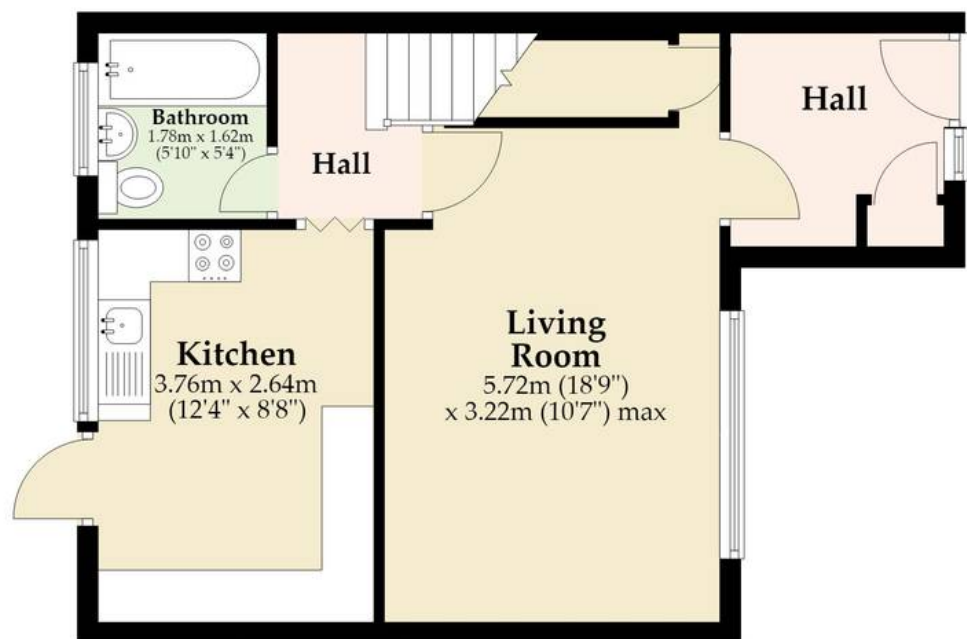
Externally, the property enjoys a convenient location within walking distance of everyday amenities, while excellent transport connections provide straightforward access into Norwich city centre and surrounding areas.



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Ground Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 77.5 sq. metres (834.0 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.

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