



56 Gurney Road, New Costessey

Minors & Brady



56 Gurney Road

New Costessey, Norwich

An exceptional detached family home occupying a generous plot, set behind a gated frontage with extensive parking and beautifully landscaped gardens. Modernised throughout, the property offers four spacious double bedrooms, versatile reception areas and the flexibility to create a fifth bedroom if required. The bright and well-balanced accommodation includes a stylish kitchen/breakfast room, spacious lounge, dining room, conservatory and contemporary bathroom suites. Outside, the tiered rear garden provides a superb setting for entertaining, complete with elevated terraces and far-reaching views. Combining space, privacy and versatility, this is a fantastic family home in a highly convenient NR5 location.

- Beautifully modernised detached family home set on a generous plot
- Four spacious double bedrooms with versatile fifth bedroom/study potential
- Private gated frontage with extensive off-road parking for multiple vehicles
- Landscaped front gardens creating superb kerb appeal and a secluded setting
- Spacious dual-aspect lounge with feature gas fireplace, oak mantel and granite hearth
- Well-appointed kitchen/breakfast room opening directly onto the rear entertaining terrace
- Separate dining room and generous conservatory providing excellent family and entertaining space
- Principal bedroom with contemporary en-suite shower room and fitted storage potential
- Stylishly remodelled family bathroom featuring both a bath and separate shower enclosure



M&B



56 Gurney Road

New Costessey, Norwich

The Location

Situated on Gurney Road in Costessey, it offers a rare blend of countryside with city convenience, Norwich is just a short drive or bike ride away, with quick access to the A47, NDR, and direct bus routes to the city centre and train station.

Outdoor lovers will appreciate the nearby Marriotts Way, a popular walking, cycling, and running route that stretches from Aylsham into central Norwich. Local life is well-catered for, with cafés, active churches, and three pubs all within walking distance, as well as village shops, a garage, pharmacy, and healthcare services close by.

The nearby Longwater Business Park adds daily convenience with Sainsbury's, M&S, Boots, Starbucks, The Range, and Pizza Hut. This location perfectly combines character, practicality, and connectivity.

Families have access to schools including St Augustine's Catholic Primary (linked to Notre Dame High), Ormiston Victory Academy, and Taverham Langley. The area also boasts garden centres, parks, rivers, woodlands, and fishing lakes.



M&B



56 Gurney Road

New Costessey, Norwich

Gurney Road, New Costessey

Occupying a generous plot and set well back from the road behind a walled frontage and gated entrance, this beautifully presented detached family home offers an exceptional balance of space, comfort and versatility. Having been modernised throughout by the current owners, the property boasts four well-proportioned double bedrooms, multiple reception spaces, plentiful off-road parking and the flexibility to create a fifth bedroom if desired.

The property immediately impresses with its attractive kerb appeal, featuring landscaped front gardens, extensive parking for several vehicles and a private position that provides a true sense of exclusivity. Stepping inside, the welcoming entrance hall creates a bright and inviting first impression, complete with quality flooring, useful understairs storage and access to the principal ground floor accommodation.

The lounge is a superb family space, flooded with natural light from dual-aspect windows and centred around an attractive gas fireplace with a solid oak mantel and granite hearth. Connecting seamlessly to the dining room, this layout is ideal for both everyday living and entertaining guests. The dining area occupies a central position within the home, linking the lounge, kitchen and conservatory to create a sociable and practical flow.

M&B



56 Gurney Road

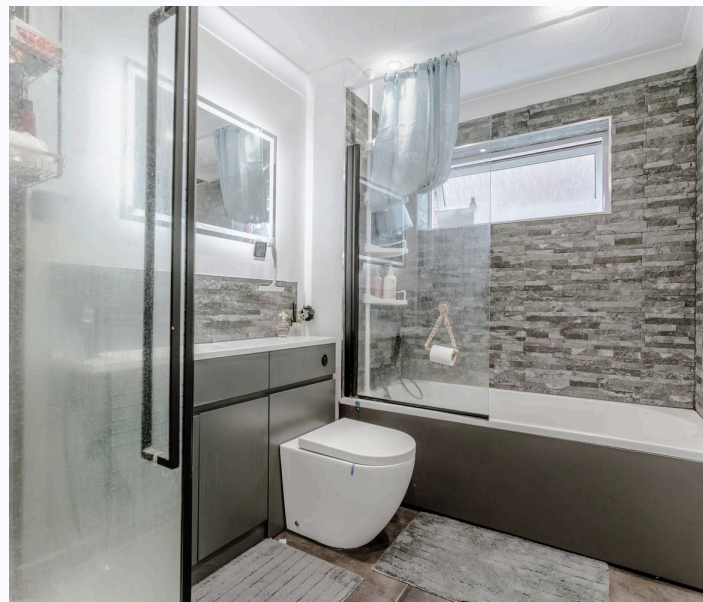
New Costessey, Norwich

The kitchen/breakfast room has been designed with family life in mind, offering generous worktop space, ample storage and room for informal dining. French doors open directly onto the rear terrace, allowing indoor and outdoor living to blend effortlessly during the warmer months. Beyond the dining room, the spacious conservatory provides an additional reception area overlooking the garden and surrounding landscape, making it an ideal space to relax throughout the year.

A particularly versatile feature of the ground floor is the study, which offers scope as a fifth bedroom, playroom, hobby room or home office, depending on individual requirements. This flexibility makes the property well suited to growing families or those seeking adaptable living arrangements.

To the first floor, the principal bedroom is an impressive retreat, comfortably accommodating a super king-size bed and extensive furniture, whilst benefiting from a contemporary en-suite shower room. Three further double bedrooms provide excellent accommodation for family members and guests alike, with several enjoying elevated views across the rear landscape. The family bathroom has been thoughtfully remodelled and now presents a stylish, modern finish complete with bath, separate shower enclosure, vanity storage and heated towel rail.

Completing the accommodation is a substantial garage with power, lighting and an electric door, providing excellent storage, workshop potential or secure parking.

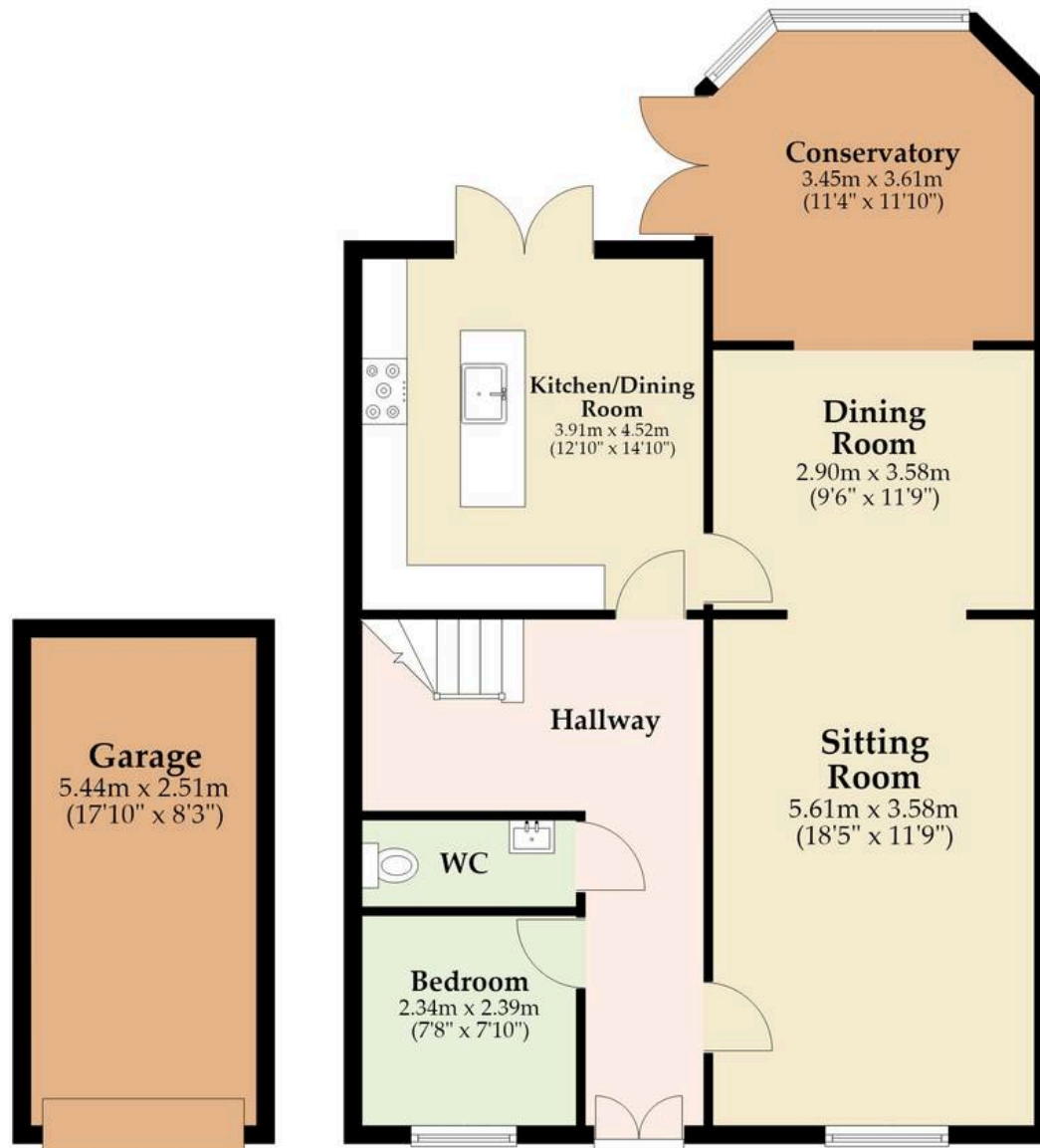


M&B



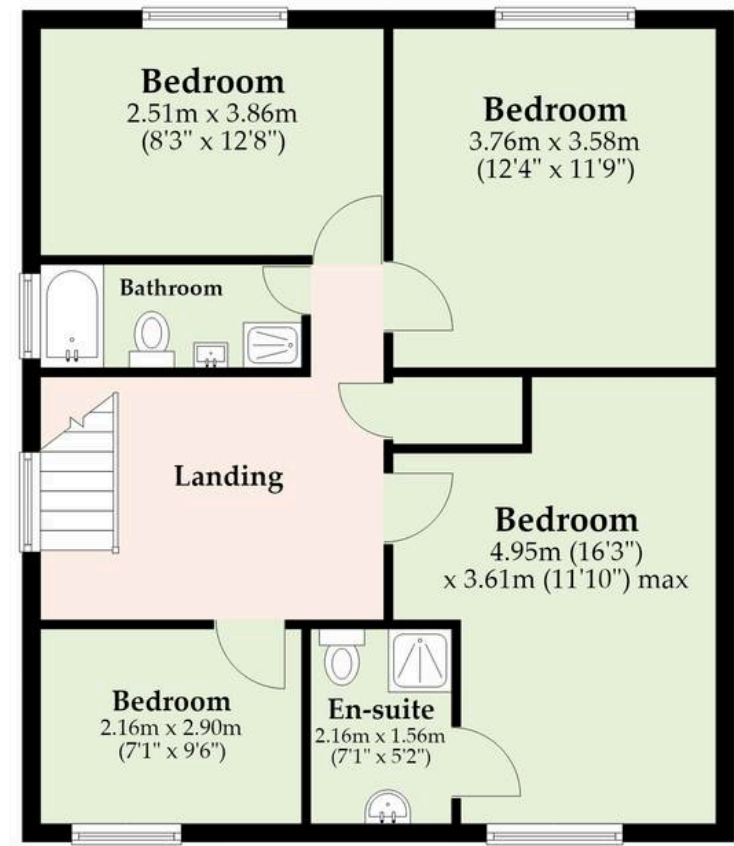
Ground Floor

Approx. 99.2 sq. metres (1067.8 sq. feet)



First Floor

Approx. 69.7 sq. metres (750.4 sq. feet)



Total area: approx. 168.9 sq. metres (1818.2 sq. feet)

M&B

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.

Dreaming of this home?

Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Connie*
Senior Property Consultant



Meet *Tristan*
Senior Property Lister

Minors & Brady

Your home, our market



norwich@minorsandbrady.co.uk



01603 365085



107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk