

20 Woodlands Road, New Costessey

Minors & Brady

20 Woodlands Road

New Costessey, Norwich

Occupying a prime position at the end of a quiet cul-de-sac, this impressive detached chalet home enjoys a wonderful sense of privacy whilst offering generous and highly versatile accommodation ideal for modern family living. The heart of the home is the stunning dual-aspect sitting and dining room, where French doors open onto landscaped gardens and a raised patio, creating an effortless connection between inside and out. A newly refitted kitchen/breakfast room with adjoining snug provides a sociable setting for everyday life, while four double bedrooms arranged across two floors ensure ample space for family and guests. With mature gardens, a detached garage and extensive driveway parking, this is a home perfectly suited to both relaxed living and entertaining.

Agents Notes

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

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- Detached chalet-style residence occupying an elevated position at the end of a quiet cul-de-sac
- Generous and versatile accommodation arranged across two well-planned floors
- Impressive dual-aspect sitting and dining room with wood-burning stove and French doors to the garden
- Newly refitted kitchen and breakfast room centred around a substantial island for informal dining and social occasions
- Adjoining snug providing an additional reception space suited to contemporary family lifestyles
- Four well-proportioned double bedrooms offering flexible accommodation for family members and guests
- Contemporary family bathroom and separate first-floor shower room, both finished with quality fittings
- Landscaped rear gardens designed for outdoor entertaining, with a raised patio and established planting
- Mature tree-lined aspect enhancing privacy and providing an attractive natural backdrop throughout the seasons
- Extensive driveway parking and detached garage, set within a private and well-established plot

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Woodlands Road is situated within the popular suburb of New Costessey, offering a convenient residential setting with easy access to a wide range of local amenities. The area is highly regarded for its family-friendly environment, excellent local facilities, and convenient position on the western outskirts of Norwich.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the local area. The nearby Longwater Retail Park provides an excellent selection of national retailers, supermarkets, and everyday amenities, catering for a wide range of needs.

The area offers a range of recreational opportunities, with nearby parks, open green spaces, and countryside walks providing excellent opportunities for outdoor enjoyment. Costessey is particularly popular with families and professionals, benefiting from a range of leisure facilities, community amenities, and well-regarded schools.

Norwich city centre is within easy reach and offers an extensive selection of shopping, dining, cultural, and entertainment facilities. The property is also conveniently positioned for access to the University of East Anglia, the Norfolk and Norwich University Hospital, and Norwich Airport, making the location particularly appealing to professionals, academics, healthcare workers, and frequent travellers.

The area enjoys excellent transport connections, with convenient access to the A47 and Norwich Ring Road, providing routes throughout Norfolk and beyond. Norwich railway station offers regular services to Cambridge, London Liverpool Street, and other major destinations.

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Occupying an elevated position at the end of a quiet cul-de-sac, this substantial detached chalet home presents an exceptional opportunity to acquire a thoughtfully updated family residence offering generous and highly versatile accommodation across two floors.

The property is approached via a spacious paved driveway providing parking for multiple vehicles and leading to the detached garage. Raised brick-edged planting beds and mature landscaping create an attractive first impression, whilst a pathway leads to the main entrance.

Stepping inside, the welcoming entrance hall provides an excellent introduction to the home, with a bright and airy feel and tiled flooring running throughout much of the ground floor accommodation. Thoughtfully designed to offer an easy flow between rooms, the hall provides access to the principal living spaces, ground floor bedrooms and family bathroom, together with useful built-in storage.

Positioned to the front of the property are two generously proportioned double bedrooms. Both rooms enjoy pleasant outlooks and offer flexibility to suit a variety of lifestyles, whether utilised as bedrooms, guest accommodation, a home office or hobby room. One of the rooms further benefits from an extensive range of fitted cabinetry and a built-in vanity area, providing excellent storage and practicality.

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At the heart of the home lies the impressive dual-aspect sitting and dining room. Flooded with natural light from windows to multiple elevations and French doors opening directly onto the rear garden, this superb reception area provides an outstanding setting for both everyday family life and entertaining. The sitting area centres around a wood-burning stove, creating a warm and inviting focal point, whilst the dining area offers ample space for formal gatherings and enjoys attractive views across the garden beyond.

Equally impressive is the newly refitted kitchen and breakfast room, forming the true hub of daily living. Finished to a high standard with an extensive range of storage solutions, the kitchen has been carefully planned with both style and functionality in mind. A substantial central island provides additional workspace and informal seating, creating an ideal space for family interaction and casual dining. There is space for a range-style cooker alongside further appliance provision, while a separate utility area helps keep household tasks discreetly tucked away from the main living areas.

Open from the kitchen is a versatile snug, offering a further reception space perfectly suited to modern lifestyles. Whether used as a family room, children's playroom, reading area or work-from-home space, this adaptable room enjoys direct access to the garden through a second set of French doors, enhancing the connection between the indoor and outdoor environments.

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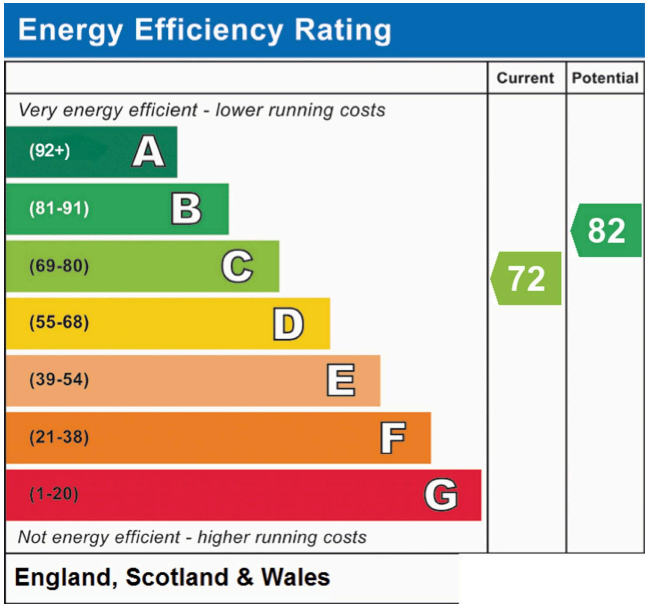
The first floor is arranged around an attractive galleried landing, creating a wonderful sense of space and character. Two further double bedrooms are located on this level, both offering comfortable accommodation with ample room for furnishings. These rooms are served by a well-appointed shower room, fitted with a contemporary three-piece suite including a glazed shower enclosure and vanity storage.

Outside, the rear garden has been landscaped to create a private and highly enjoyable setting for family life and outdoor entertaining. A generous raised patio provides the perfect space for al fresco dining, summer gatherings and relaxation, whilst enjoying a pleasant outlook across the gardens. Beyond the patio, lawns are interspersed with established planting, mature shrubs and attractive borders, creating colour and interest throughout the seasons. The tree-lined side aspect adds further privacy and enhances the overall feeling of seclusion within the garden.

Offering an exceptional level of flexibility, generous living space and beautifully maintained outdoor areas, this impressive detached chalet home is perfectly suited to growing families seeking a spacious residence in a desirable cul-de-sac setting.

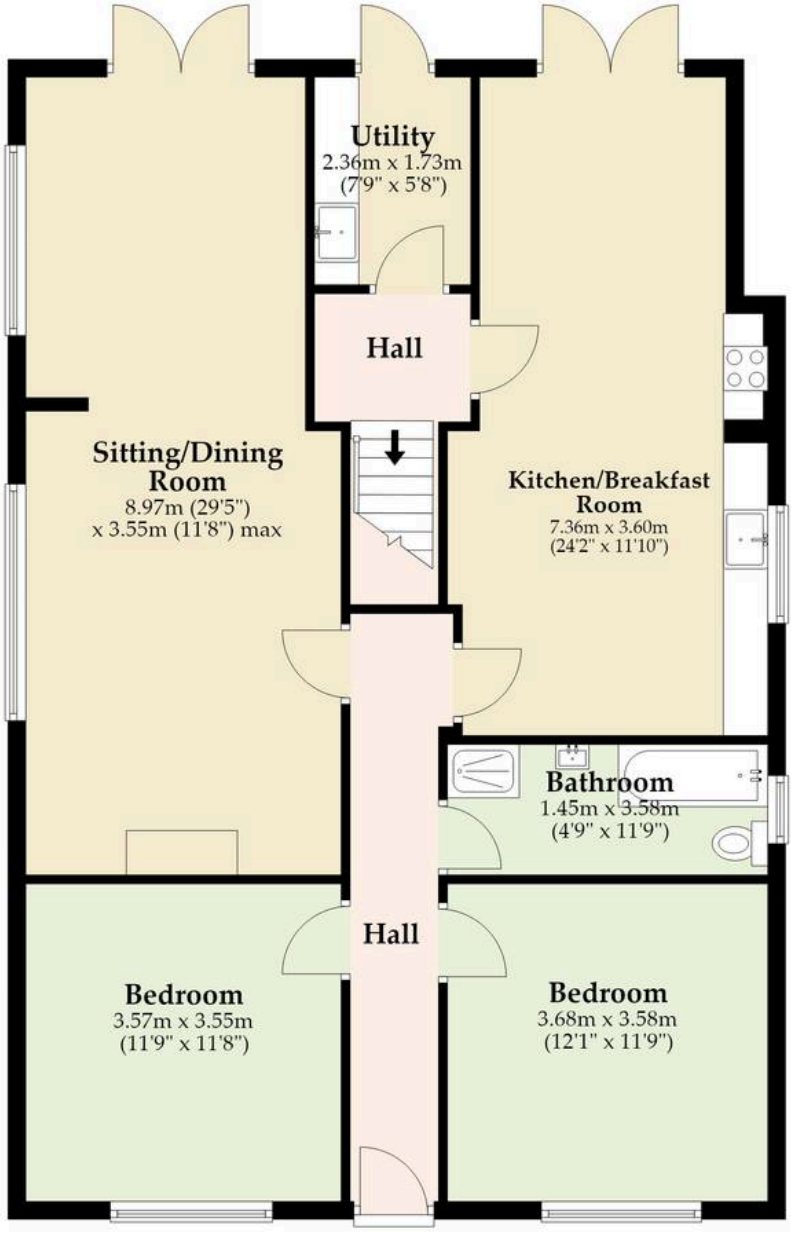






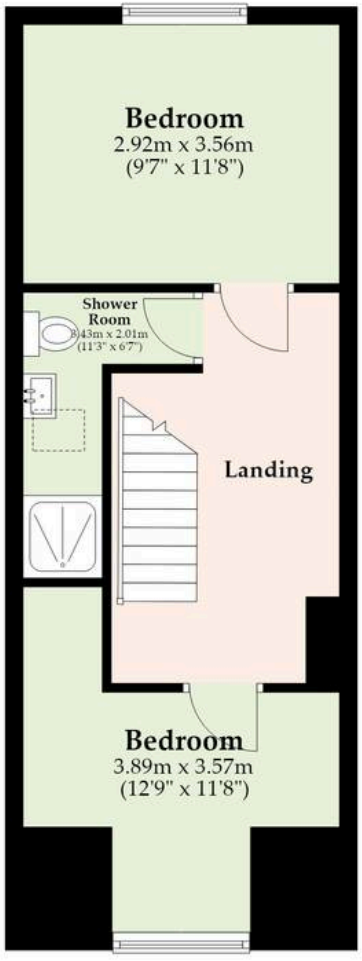
Ground Floor

Approx. 104.4 sq. metres (1124.3 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



Total area: approx. 141.2 sq. metres (1519.5 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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