



178 Norwich Road, Norwich

Minors & Brady



178 Norwich Road

Norwich

Set within the sought-after area of New Costessey, this renovated semi-detached home offers an excellent opportunity for first-time buyers, professionals or investors seeking a property ready to move straight into, with scope to enhance further if desired. From the welcoming entrance and cosy sitting room with its characterful wood burner, to the two refurbished double bedrooms and private en-suite, the accommodation is both practical and inviting.

Outside, a generous rear garden, off-road parking accessed via double gates, and a range of recent improvements including a new boiler, front door, fencing and pathway, make this a home that delivers immediate comfort alongside exciting future potential.

Agents Note

This property will be sold freehold.

Gas central heating system.

Connected to mains water, electricity, gas and drainage.

Location

Situated on the western edge of Norwich, New Costessey offers a balanced lifestyle that combines the convenience of city living with easy access to open countryside. Popular with families, professionals, retirees and those commuting into Norwich or beyond, the area has developed into a well-established residential community with a practical range of everyday amenities nearby.



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The nearby Longwater Retail Park provides access to major retailers, supermarkets, home stores and dining options, while the city centre of Norwich offers an extensive selection of independent boutiques, cafés, restaurants and cultural attractions. For day-to-day needs, local convenience stores, healthcare services, pharmacies and community facilities are all within easy reach. The area is also well positioned for access to gyms, sports clubs and leisure centres, with the University of East Anglia Sportspark offering a wide range of fitness and recreational facilities nearby.

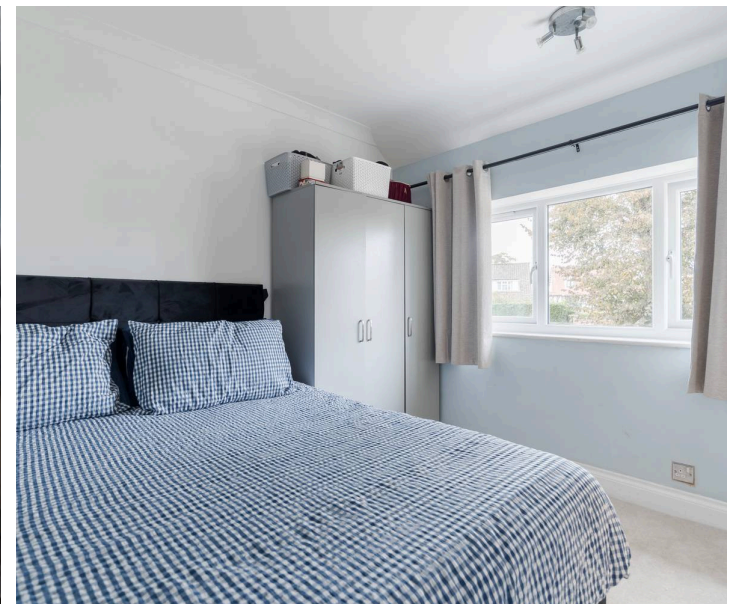
Education is a key attraction for many buyers, with a good selection of schools serving the local area. Costessey Primary School, St Augustine's Catholic Primary School and Ormiston Victory Academy are among the established options nearby, while Norwich itself provides a broader choice of both state and independent education. The proximity of the University of East Anglia further enhances the area's educational credentials and contributes to the vibrant character of the western side of the city.

Norwich Road provides convenient access to the A47, linking residents with destinations across Norfolk, Suffolk and the wider East of England.

Norwich Railway Station offers regular services to London Liverpool Street, Cambridge and regional centres, while local bus routes provide frequent connections into the city centre and surrounding districts. Norwich International Airport is also readily accessible for domestic and international travel.

Beyond its practical advantages, the location offers plenty of opportunities to enjoy Norfolk's natural surroundings. The River Wensum flows through nearby areas, while Marriotts Way, local parks and various countryside walks provide opportunities for walking, cycling and outdoor recreation. Residents can easily explore neighbouring villages such as Bawburgh and Ringland, enjoy days out in the Norfolk Broads, or visit the county's coastline, all within comfortable driving distance.

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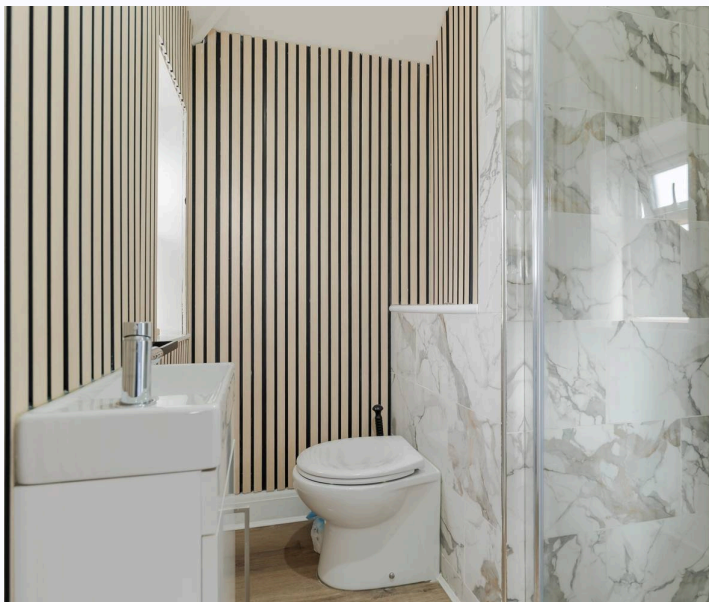
Norwich

Occupying a desirable position along a residential road in the popular Norwich suburb of New Costessey, this renovated semi-detached residence presents an excellent opportunity for first-time buyers, professionals and investors.

The property is approached via a newly installed entrance gate and pathway, creating an attractive first impression. A brand-new front door opens into a welcoming entrance hall, setting the tone for the accommodation beyond.

Positioned to the front of the property, the sitting room is a comfortable and well-proportioned space designed for everyday living and relaxation. Flooded with natural light from the window frontage, the room enjoys a warm and homely atmosphere, enhanced by the focal point of a wood-burning stove. This feature not only adds character but creates a cosy setting during the colder months, making the room a perfect place to unwind or entertain guests.

Beyond the sitting room, the kitchen forms an important hub of the home and has been thoughtfully arranged to maximise functionality. Fitted with a range of cabinetry, a freestanding oven, sink with drainer unit and designated spaces for additional appliances ensure practicality for day-to-day living. The layout provides scope for future modernisation or reconfiguration should a purchaser wish to personalise the space further, making it an appealing proposition for those looking to add value over time.



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Completing the ground-floor accommodation is a stylish family bathroom. Well-presented and contemporary in design, the room features a three-piece suite comprising a panelled bath, hand wash basin and WC, complemented by a heated towel rail. The space has been carefully maintained and offers a fresh, modern finish ready for immediate use.

Stairs rise to the first-floor, where further improvements are immediately evident through the installation of brand-new internal doors. The upper level accommodates two refurbished double bedrooms, both enjoying comfortable proportions and plenty of natural light.

The principal bedroom benefits from the added luxury of a private en-suite shower room. The second bedroom is another generous double room and benefits from built-in storage, offering excellent functionality whilst maintaining a bright and uncluttered feel.

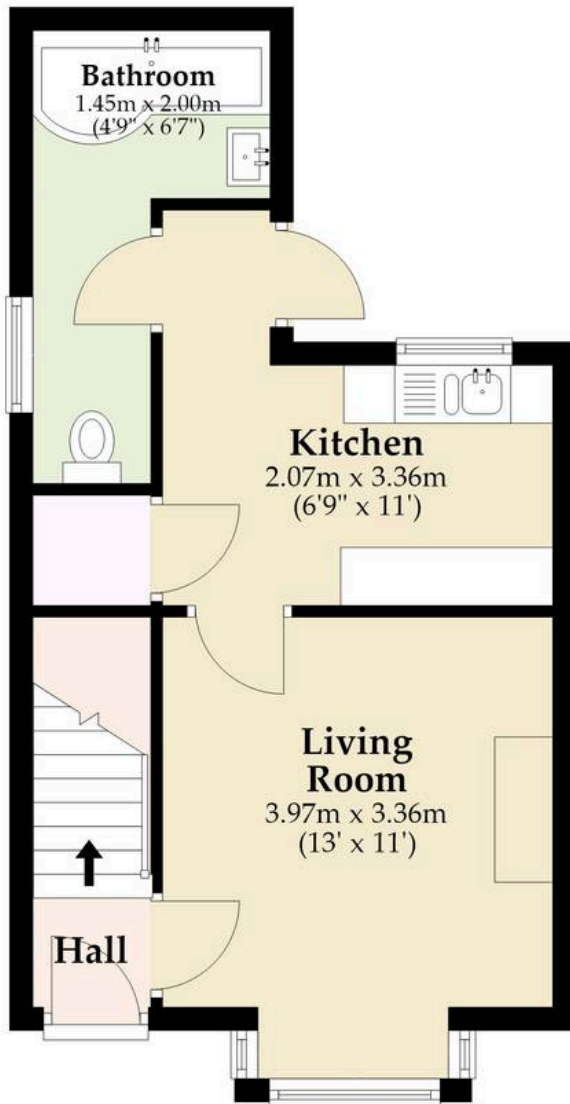
Externally, the rear garden is a particularly appealing feature of the home. Larger than many properties of a similar type, the outdoor space offers excellent potential for gardening, entertaining or family enjoyment. Predominantly laid to lawn, the garden provides a versatile blank canvas for future landscaping projects, outdoor seating areas or extensions to the property, subject to the necessary permissions. A timber shed offers useful storage for gardening equipment and outdoor essentials.

At the far end of the garden, double gates provide access to valuable off-road parking, an increasingly sought-after feature within residential locations. This arrangement allows for secure vehicle storage whilst preserving the garden's usability and sense of space.



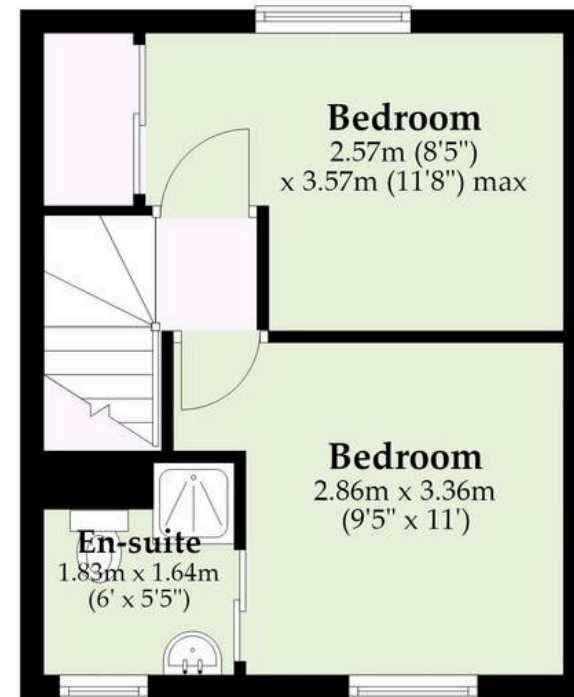
Ground Floor

Approx. 31.6 sq. metres (340.5 sq. feet)



First Floor

Approx. 24.7 sq. metres (266.3 sq. feet)



Total area: approx. 56.4 sq. metres (606.9 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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