



52 Leewood Crescent, Norwich

Minors & Brady



52 Leewood Crescent

Norwich

Chain-free home with flexible living space, private gardens and driveway parking. Offered with no onward chain, this well-presented three-bedroom terraced home combines versatile accommodation with a convenient location close to local amenities and public transport links. A spacious sitting and dining room is complemented by a flexible additional reception room, ideal for home working, hobbies or guest accommodation. The well-equipped kitchen is supported by a separate utility area, while the low-maintenance front and rear gardens provide attractive outdoor space to enjoy throughout the year. Complete with driveway parking to the rear, this is a practical and appealing home suited to a wide range of buyers.

- Chain-free three-bedroom terraced home in a convenient and well-connected location
- Spacious sitting and dining room ideal for both everyday living and entertaining
- Versatile additional reception room perfect as a home office, playroom or hobby room
- Well-appointed kitchen and breakfast room with extensive storage and worktop space
- Separate utility area providing additional appliance space and practicality
- Modern ground floor family bathroom finished with contemporary fittings and a shower over the bath
- Three well-proportioned first-floor bedrooms, including two generous doubles
- Enclosed low-maintenance front and rear gardens with multiple areas for outdoor seating





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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.

Commuters are particularly well catered for, with frequent bus services operating throughout the area and excellent road links via Dereham Road and the nearby A47. This allows convenient access to Norwich, Norfolk & Norwich University Hospital, the University of East Anglia and major routes across the county.







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Offered with no onward chain, this well-presented terraced home provides generous and adaptable accommodation, making it an excellent choice for families, first-time buyers or those seeking additional space to work from home. Conveniently positioned within easy reach of local amenities and public transport links, the property combines practical living with comfortable and versatile interiors.

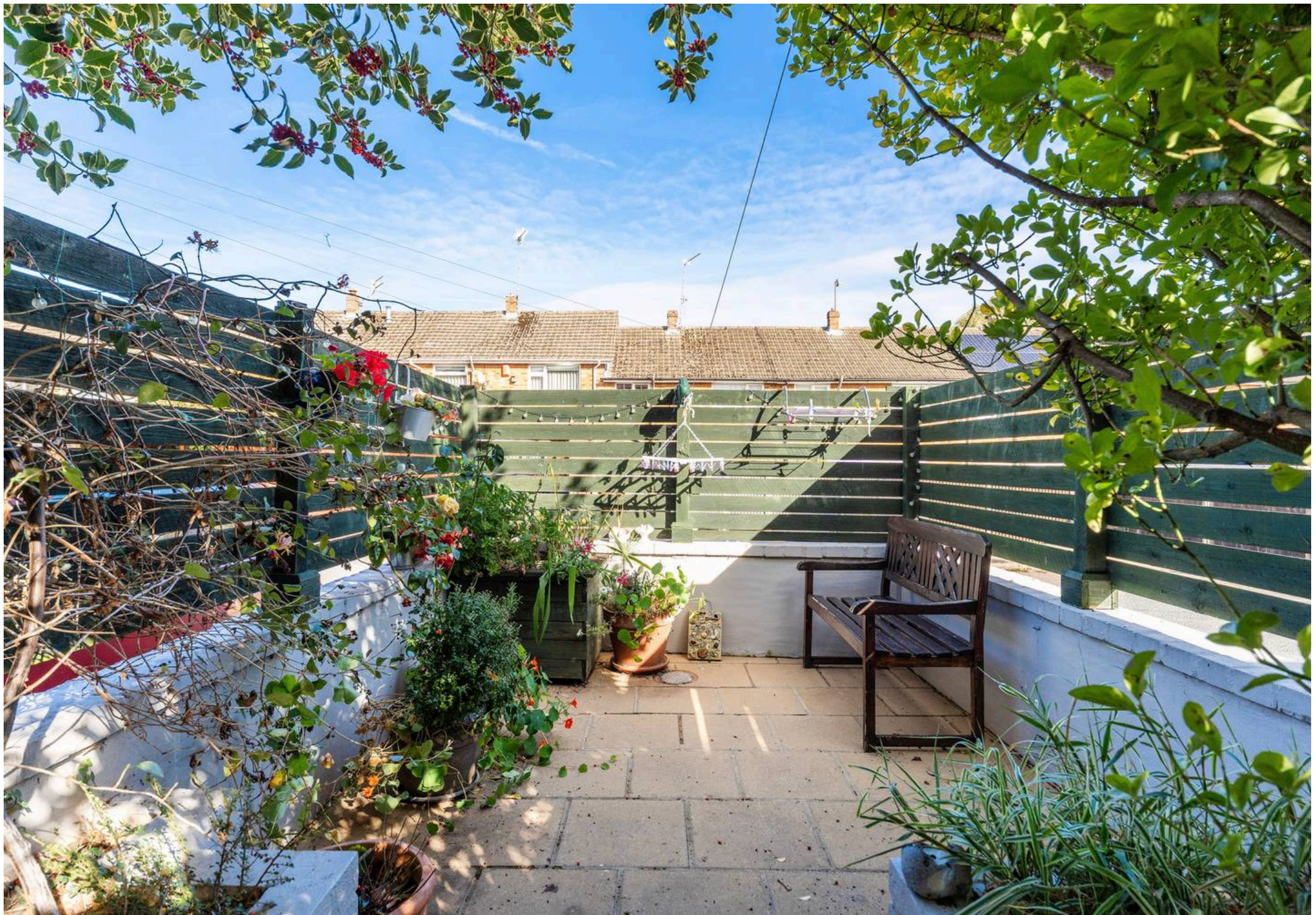
The property is approached via a pedestrianised frontage overlooking green space, creating an attractive and peaceful setting. A fully enclosed front garden has been carefully arranged for ease of maintenance, with patio seating areas, established planting and a welcoming entrance to the home.

Inside, the accommodation opens into a bright and spacious sitting and dining room, offering plenty of room for both everyday family life and entertaining guests. Large windows draw natural light into the space, while useful built-in storage helps keep the room organised and clutter free. Beyond, an inner hallway connects the principal ground floor rooms and provides access to the first-floor accommodation.

The kitchen and breakfast room has been thoughtfully arranged with an extensive range of storage units and generous work surface space, creating a practical environment for cooking and dining. Adjoining the kitchen, a useful utility area provides additional storage and appliance space, helping to keep the main living areas functional and organised.



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A modern family bathroom serves the home on the ground floor and has been finished with contemporary tiling and a shower over the bath. Also on this level is a highly versatile additional reception room, currently offering valuable extra living space that could equally function as a home office, hobby room, playroom or occasional guest accommodation depending on individual requirements.

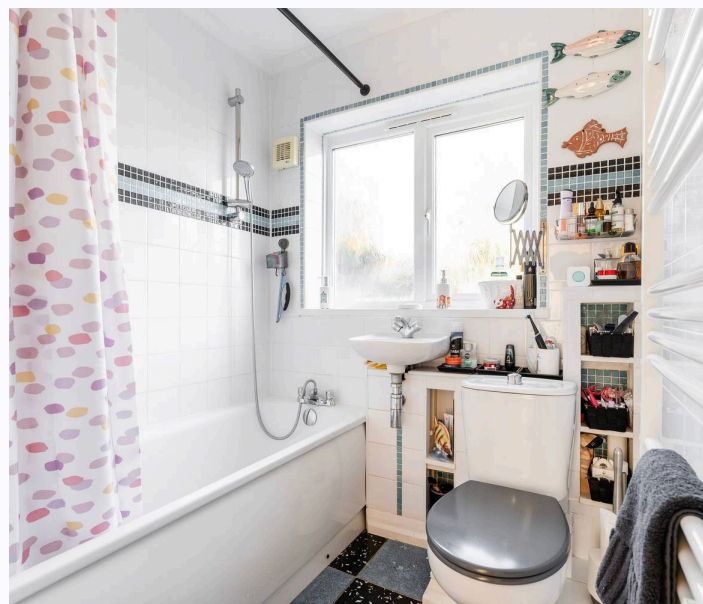
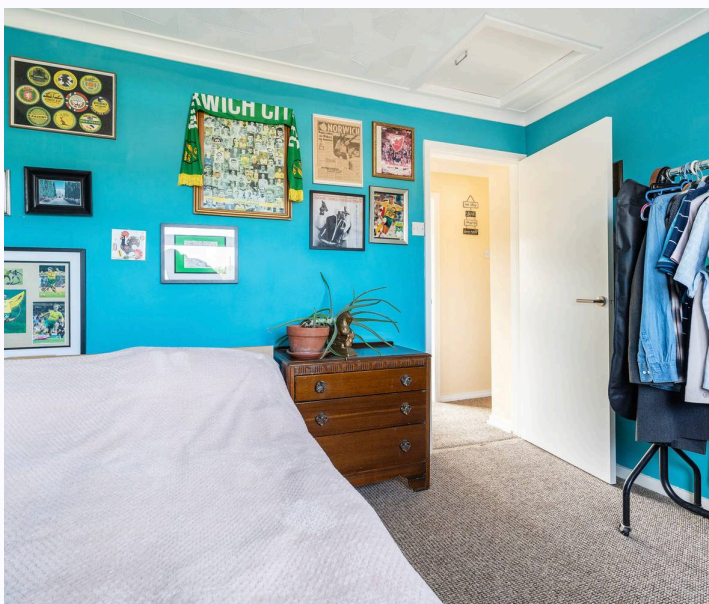
The first floor comprises three well-proportioned bedrooms. Two rooms are comfortable doubles, while the third provides an ideal single bedroom, nursery or study. Built-in storage from the landing further enhances the practicality of the home.

Outside, the rear garden has been designed with low maintenance in mind and offers a variety of seating areas, creating a pleasant space for relaxing, entertaining and enjoying summer evenings. Established planting and attractive boundaries provide a sense of privacy, while gated access leads conveniently to the driveway parking located at the rear of the property.

Combining flexible accommodation, private outdoor space and a convenient location close to everyday amenities, this chain-free home presents an excellent opportunity for a wide range of buyers.

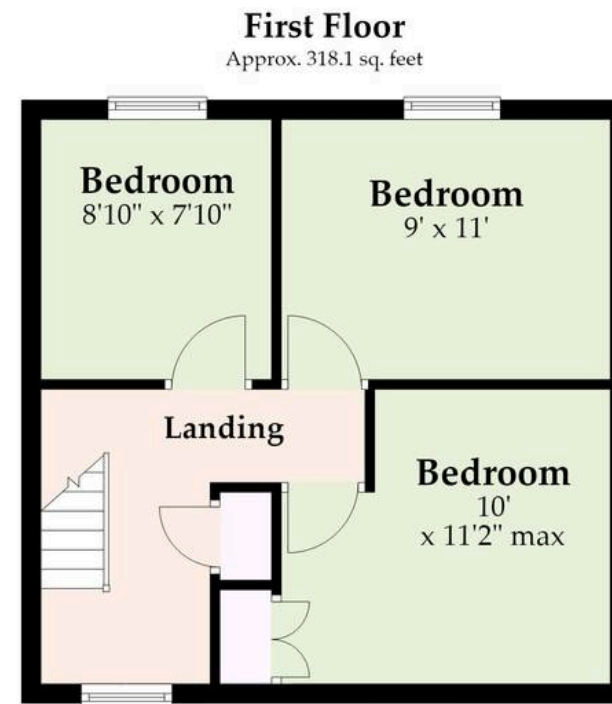
Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B





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Total area: approx. 886.4 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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