



23 Ron Hill Road, Costessey

Minors & Brady



23 Ron Hill Road

Costessey, Norwich

Contemporary cul-de-sac living with landscaped gardens and rare side-by-side parking. Tucked away in a quiet and highly convenient position, this modern two-bedroom semi-detached home offers stylish, low-maintenance living within walking distance of local amenities, schools and transport links. The property features a well-equipped kitchen, ground floor cloakroom and a bright open-plan sitting/dining room with French doors opening onto the garden. Upstairs, two generous double bedrooms are served by a modern family bathroom, creating a practical layout suited to a variety of buyers. Outside, a beautifully landscaped and fully enclosed rear garden is complemented by two side-by-side off-road parking spaces, adding to the home's everyday appeal.

- Tucked away within a quiet cul-de-sac setting on the popular Queens Hills development
- Stylish two-bedroom semi-detached home ideally suited to first-time buyers, professionals or downsizers
- Spacious open-plan sitting and dining room with French doors opening directly onto the rear garden
- Fully fitted kitchen with extensive storage, integrated double oven, hob and extractor hood
- Two well-proportioned double bedrooms, including a generous principal bedroom and fitted wardrobes to bedroom two
- Beautifully landscaped and fully enclosed rear garden with multiple seating areas and low-maintenance finish
- Rare side-by-side driveway parking for two vehicles, positioned directly in front of the property
- Within easy reach of local amenities, schools, Longwater Retail Park, the A47, UEA and Norwich University Hospital



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The Location

Situated within the popular Queens Hills development, this location offers an excellent balance of modern convenience, accessibility and green open spaces. A wide range of everyday amenities are easily accessible, with the nearby Longwater Retail Park providing an excellent selection of supermarkets, retailers, restaurants and cafés, making day-to-day shopping and leisure particularly convenient.

The area is exceptionally well connected, benefiting from regular bus routes into Norwich city centre, making it a practical choice for commuters, students and those wishing to enjoy everything the city has to offer without relying solely on a car. For those travelling further afield, the nearby A47 provides excellent road links across Norfolk and convenient connections to surrounding towns and major routes.

Queens Hills has proved particularly popular with families thanks to the range of schools available within the surrounding area, together with nearby childcare facilities and community amenities. The development itself has a welcoming residential feel and continues to attract a broad mix of buyers seeking a well-served and accessible location.

The location is further enhanced by its close proximity to both the University of East Anglia and the Norfolk and Norwich University Hospital, making it especially attractive to healthcare professionals, academics and support staff. Combining excellent transport links, strong local amenities, nearby schooling and access to open green spaces, Queens Hills remains one of the area's most popular residential developments.



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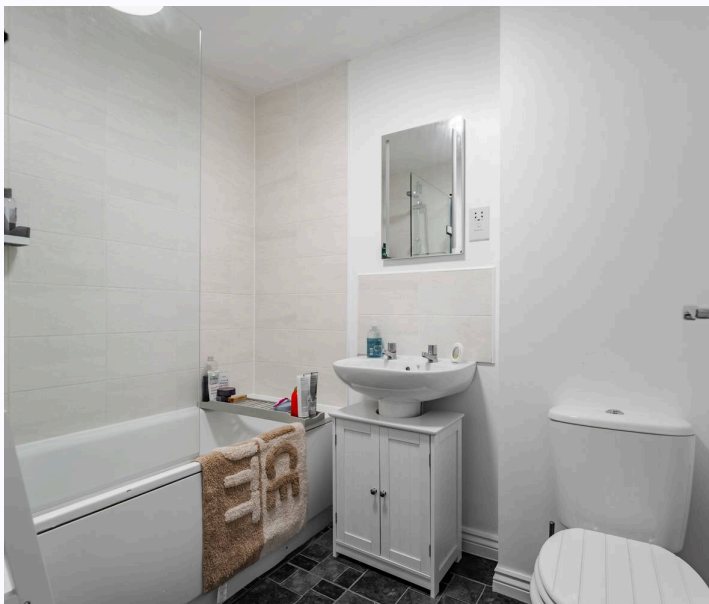
Costessey, Norwich

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Tucked away at the end of a quiet cul-de-sac, this beautifully presented two-bedroom semi-detached home offers a fantastic opportunity for first-time buyers, professionals or those seeking a low-maintenance property in a convenient and well-connected location. Positioned within easy walking distance of local amenities, schooling and transport links, the property combines modern living with everyday practicality.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall, providing access to a convenient ground floor cloakroom and staircase to the first floor. The well-appointed kitchen is fitted with an attractive range of wall and base units, complemented by generous work surface space and a selection of integrated appliances including double ovens, an inset hob and extractor hood. There is also space for additional appliances, making it both functional and versatile for modern households.

To the rear of the home, the spacious open-plan sitting and dining room creates a bright and sociable living environment. Extending to approximately 14', this impressive space offers ample room for comfortable seating and dining furniture, while French doors flood the room with natural light and provide direct access to the garden beyond. An under-stairs storage cupboard further enhances the practicality of the accommodation.



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The first floor offers two genuine double bedrooms, both well-proportioned and capable of accommodating a variety of furniture arrangements. The principal bedroom is particularly generous, while the second bedroom benefits from fitted mirrored wardrobes and additional built-in storage, making it ideal as a guest room, home office or dressing room. Serving both bedrooms is a modern family bathroom fitted with a three-piece suite and shower over the bath.

Externally, the property enjoys excellent kerb appeal with the added advantage of two side-by-side off-road parking spaces, a highly desirable feature rarely found with homes of this style. The front garden has been landscaped for ease of maintenance, creating an attractive first impression.

The rear garden has been carefully improved by the current owners to create a private and enjoyable outdoor space. Fully enclosed and designed with low maintenance in mind, it features a recently laid patio immediately adjoining the property, ideal for outdoor dining and entertaining. A further seating area at the far end of the garden provides additional space to relax and enjoy the sunshine, while synthetic lawn ensures year-round usability. A timber storage shed completes the garden, offering practical external storage.

Agent's Note

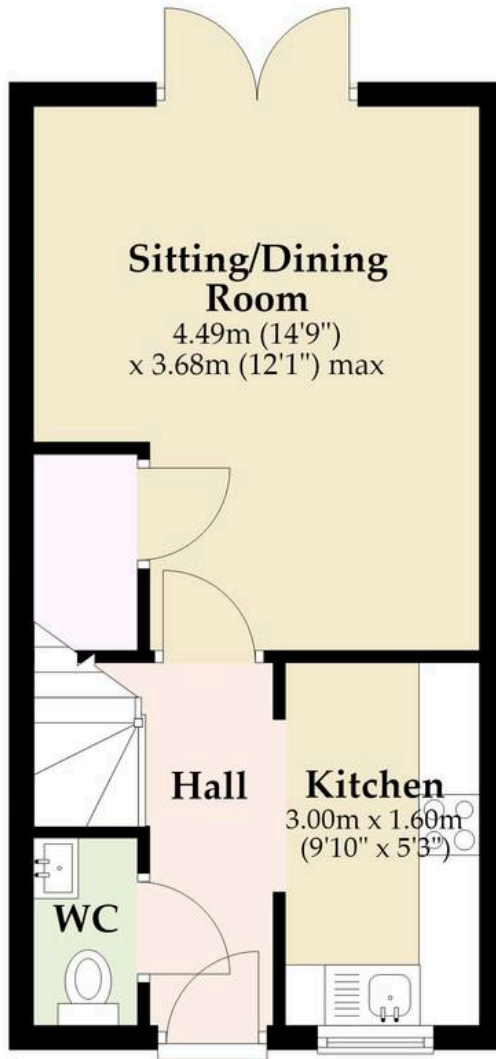
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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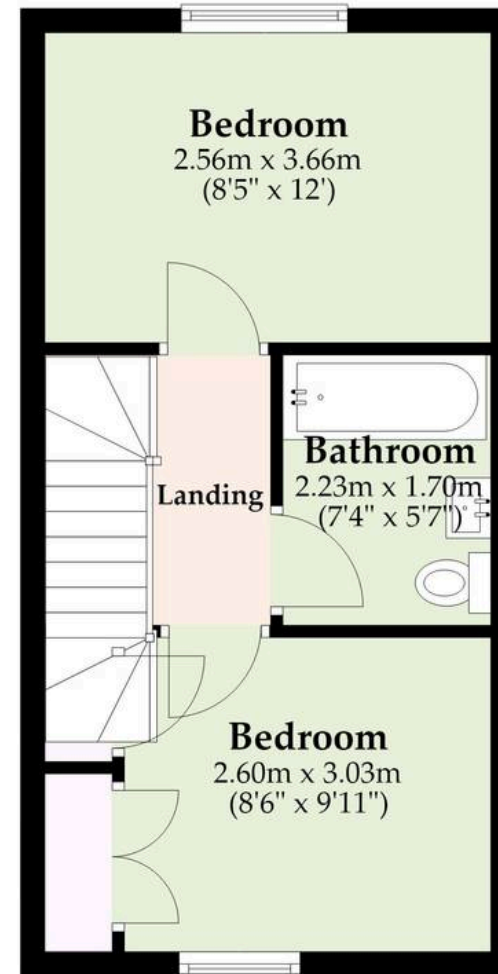
Ground Floor

Approx. 28.0 sq. metres (301.1 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.7 sq. feet)



Total area: approx. 55.8 sq. metres (600.9 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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