55 Fairway, Costessey

Minors & Brady

55 Fairway

Costessey, Norwich

Stylish, spacious and ready to move straight into, this beautifully presented three-bedroom home offers modern family living with a garage, private parking and a landscaped garden designed for entertaining. Occupying a popular residential position, the property combines practical accommodation with contemporary finishes throughout. The bright lounge features a striking media wall and opens directly onto the rear garden, while the well-equipped kitchen/dining room provides the perfect space for everyday family life. Upstairs, three well-proportioned bedrooms include a principal suite with fitted wardrobes and an en-suite shower room. With versatile living space inside and thoughtfully designed outdoor areas, this is a home perfectly suited to modern lifestyles.

- Beautifully presented modern three-bedroom home
- Spacious lounge with contemporary media wall and garden access
- Well-appointed kitchen/dining room with integrated appliances
- Bright bay-fronted dining area ideal for family meals and entertaining
- Principal bedroom with fitted wardrobes and private en-suite shower room
- Two further versatile bedrooms suitable for family, guests or home working
- Ground floor cloakroom and modern family bathroom
- Landscaped, low-maintenance rear garden with decking, gazebo and patio seating areas
- Brick-built garage and private off-road parking
- Popular and well-established residential location close to local amenities and schools

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OUR WEEK
"CHEF WAS CUTE, WOULD EAT HERE AGAIN"

55 Fairway

Costessey, Norwich

The Location

Situated within the popular Queens Hills development, this location offers an excellent balance of modern convenience, accessibility and green open spaces.

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.

Residents also benefit from a variety of nearby green spaces, parks and recreational areas. The Norfolk Showground and surrounding countryside offer pleasant walking routes and outdoor leisure opportunities, while local open spaces provide ideal settings for exercise, dog walking and family activities.

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.

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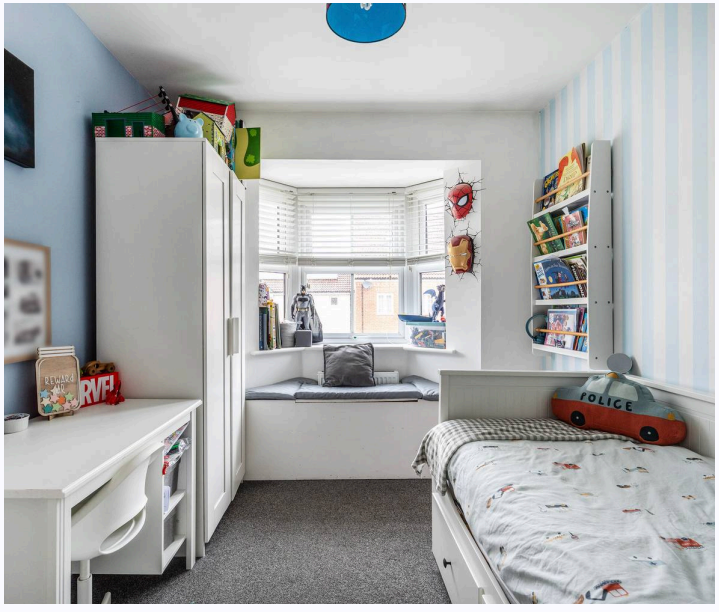

55 Fairway

Costessey, Norwich

Fairway, Costessey

Positioned within a popular and well-established residential location, this modern three-bedroom home offers a fantastic balance of style, practicality and comfortable family living. Beautifully presented throughout and benefitting from a garage, off-road parking and a thoughtfully landscaped rear garden, the property is ideal for first-time buyers, growing families or those looking for a home ready to move straight into.

The accommodation is entered via a welcoming entrance hall, providing access to the principal ground floor rooms and staircase to the first floor. A convenient cloakroom sits off the hallway and is fitted with a WC and wash basin.

To the rear of the property, the generously proportioned lounge creates a comfortable everyday living space, flooded with natural light from the windows and patio doors that open directly onto the garden. A contemporary media wall provides an attractive focal point, creating a room equally suited to relaxing evenings and entertaining guests.

The kitchen/dining room spans the full depth of the front of the property, offering a sociable and practical environment for everyday life. Fitted with a range of wall and base units, ample work surface space and integrated appliances including an oven, hob, dishwasher, washing machine, fridge and freezer, the room has been designed with convenience in mind. The bay window allows plenty of natural light to pour in while also creating a pleasant dining area.

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Costessey, Norwich

The first floor continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and its own private en-suite shower room, providing a comfortable retreat at the end of the day. Two further bedrooms offer flexible accommodation and could easily serve as children's rooms, guest bedrooms, a dressing room or a dedicated home office depending on requirements. Completing the accommodation is the family bathroom, fitted with a bath, wash basin and WC.

Outside, the rear garden has been designed for low-maintenance enjoyment and offers several distinct seating and entertaining areas. A raised decked terrace provides the perfect spot for outdoor dining, while a wooden gazebo creates a sheltered area to enjoy throughout the seasons. The remainder of the garden incorporates an artificial lawn and an additional patio area at the far end, making it a versatile outdoor space for both families and those who enjoy hosting.

Further benefits include a brick-built garage and a private parking space, adding practicality to this attractive home.

Agent's Note

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

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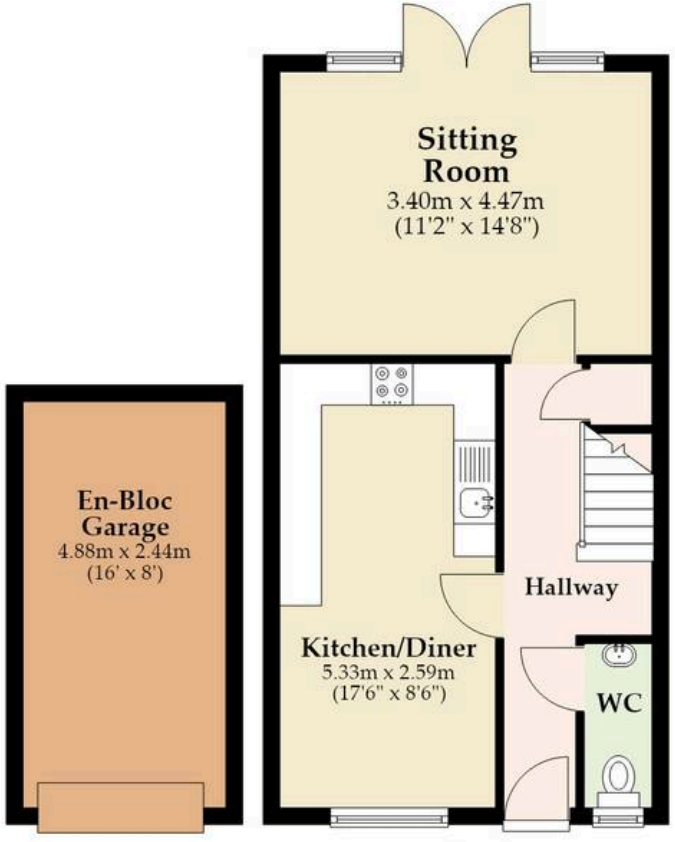
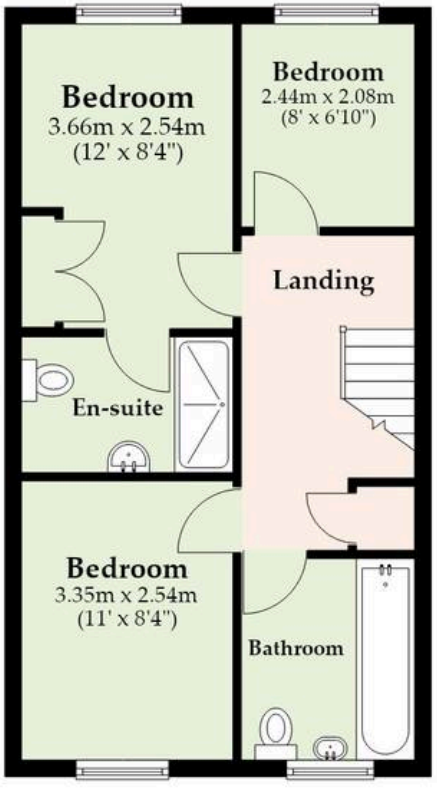
Ground Floor

Approx. 39.5 sq. metres (425.2 sq. feet)
(excluding En-Bloc Garage)



First Floor

Approx. 41.7 sq. metres (449.2 sq. feet)



Total area: approx. 81.2 sq. metres (874.3 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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