



47 Solario Road, Costessey

Minors & Brady



47 Solario Road

Costessey, Norwich

Stylish three-storey living with exceptional entertaining space, a stunning kitchen and beautifully landscaped garden. Set within the popular Queens Hills development, this immaculate four-bedroom home offers approximately 1,388 sq. ft. (stms) of beautifully presented accommodation arranged across three floors. Designed for modern family living, the property boasts a stunning kitchen/dining room with integrated appliances and exceptional storage, alongside a spacious sitting room and versatile study area. Two bedrooms benefit from en-suite facilities and walk-in wardrobes, while the flexible layout caters perfectly to growing families, guests or home working. Outside, the landscaped low-maintenance garden features artificial turf, a summer house and an outdoor kitchen, creating the ideal setting for entertaining. Further benefits include a utility room, driveway parking and a secure roller-door carport, making this a must-see home in a sought-after location.

- Immaculately presented four-bedroom townhouse offering approximately 1,388 sq. ft. (stms) of flexible accommodation across three floors
- Sought-after Queens Hills location with excellent access to Norwich, the A47, local amenities and green open spaces
- Stunning kitchen/dining room with integrated appliances, extensive storage and ample space for family dining and entertaining
- Spacious dual-aspect sitting room providing a bright and comfortable setting for everyday living
- Versatile ground-floor double bedroom with walk-in wardrobe and private en-suite, ideal for guests or multigenerational living
- Impressive principal suite featuring a walk-in wardrobe and contemporary en-suite shower room



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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.

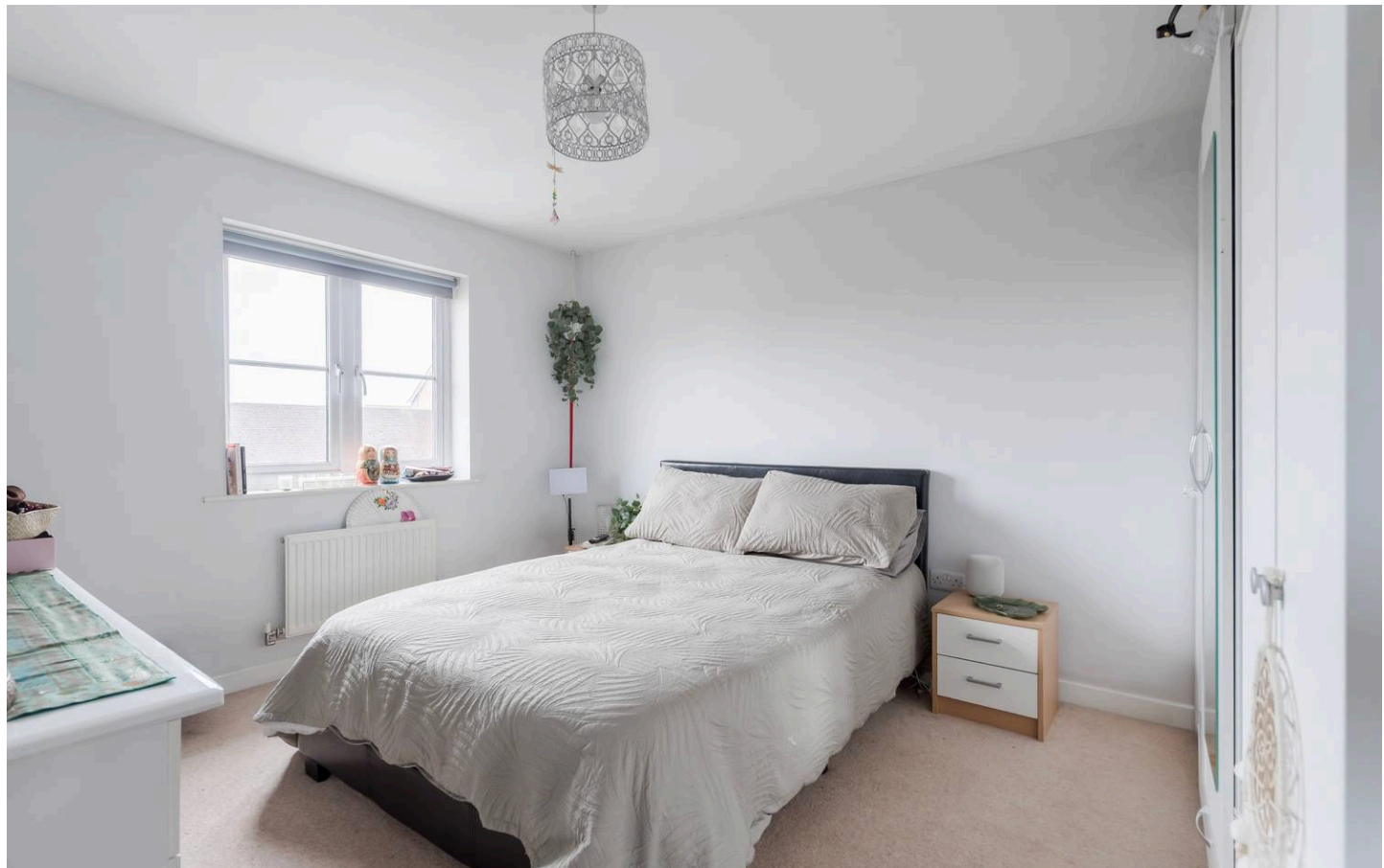
The area is exceptionally well connected, benefiting from regular bus routes into Norwich city centre, making it a practical choice for commuters, students and those wishing to enjoy everything the city has to offer without relying solely on a car. For those travelling further afield, the nearby A47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

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.

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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Occupying a desirable position on the ever-popular Queens Hills development, this immaculate three-storey home offers approximately 1,388 sq. ft. (stms) of beautifully presented accommodation, perfectly suited to modern family living. Combining generous room proportions, stylish interiors and impressive outdoor entertaining space, this is a home that must be viewed to be fully appreciated.

Entering through the welcoming hallway, the ground floor provides a highly versatile layout. A generously sized double bedroom overlooks the front aspect and benefits from its own walk-in wardrobe and en-suite shower room, making it ideal for guests, older relatives or independent living arrangements. A practical utility room offers valuable laundry and storage space, while a separate WC adds further convenience. This level also provides internal access alongside a substantial carport measuring almost 20ft in length, complete with a roller door, creating secure parking and additional storage potential.

The first floor serves as the heart of the home, featuring an impressive kitchen/dining room extending to approximately 19'5". Thoughtfully designed with an abundance of storage, extensive cabinetry, integrated appliances and generous worktop space, this contemporary kitchen caters perfectly to modern lifestyles. The space comfortably accommodates a dining table, making it ideal for everyday family meals and entertaining alike.



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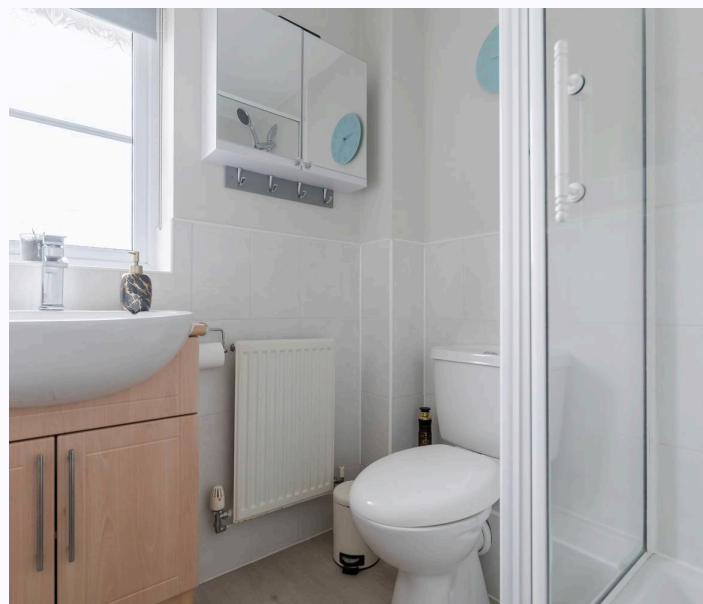
Across the landing, the spacious sitting room mirrors the kitchen's impressive proportions, extending to almost 20ft and providing a superb reception space flooded with natural light. Centrally positioned between the two rooms is a useful study area, creating the perfect spot for home working, homework stations or additional storage.

The second floor offers three further bedrooms arranged around a central landing. The principal bedroom is a particularly impressive space, benefitting from a walk-in wardrobe and private en-suite shower room. A further double bedroom enjoys fitted wardrobe space and is served by the family bathroom, while the fourth bedroom offers flexibility as a nursery, dressing room, home office or children's bedroom. Completing the accommodation is a well-appointed family bathroom comprising a bath, WC and wash basin.

Outside, the property continues to impress with a thoughtfully landscaped rear garden designed for low-maintenance enjoyment. Artificial turf provides year-round practicality, while carefully arranged seating and entertaining areas create an attractive outdoor environment. A covered outdoor kitchen makes alfresco dining effortless during the warmer months, and the summer house offers excellent versatility as a home office, gym, hobby room or relaxation space.

Agent's Note

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



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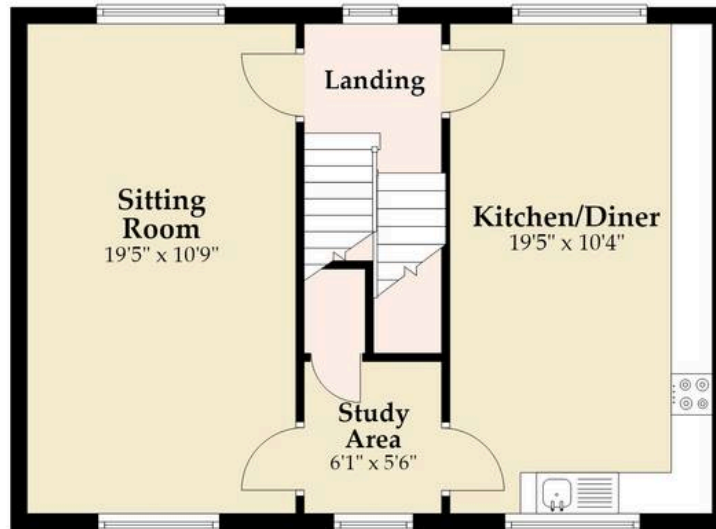
Ground Floor

Approx. 324.6 sq. feet
(excluding Carport)



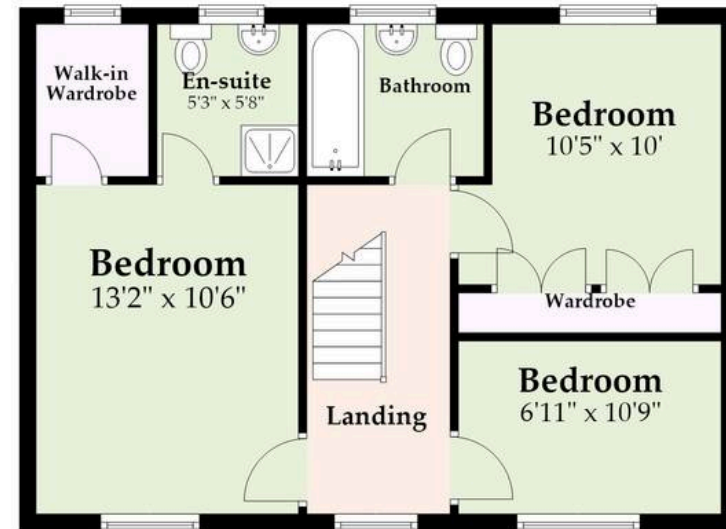
First Floor

Approx. 529.8 sq. feet



Second Floor

Approx. 533.8 sq. feet



Total area: approx. 1388.2 sq. feet

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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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