

28 Allan Bedford Crescent, Costessey

Minors & Brady

28 Allan Bedford Crescent

Costessey, Norwich

A modern and beautifully presented home offering versatile accommodation, excellent home-working potential, and a host of desirable features. Arranged over two floors, the property boasts three well-arranged bedrooms, including a master bedroom with en-suite, alongside a modern kitchen/dining room, separate sitting room, and an additional garden room currently used as a dining room. A particular highlight is the detached outbuilding, thoughtfully divided into two office spaces and currently utilised as a home office and nail salon, offering excellent flexibility for those working from home or running a business. Further benefits include solar panels with battery storage, a garage, and a carport. Situated in a desirable Costessey location, this is a well-presented home that combines comfortable modern living with practical additional space.

- Modern and well-presented accommodation arranged over two floors
- Contemporary kitchen/dining room with ample worktop space
- Separate sitting room providing a comfortable reception area
- Versatile, well-lit garden room currently utilised as a dining room
- Three spacious bedrooms, including a master bedroom with en-suite facilities
- First-floor accommodation is completed by a modern family bathroom, equipped with a bath, wash hand basin and WC

M&B



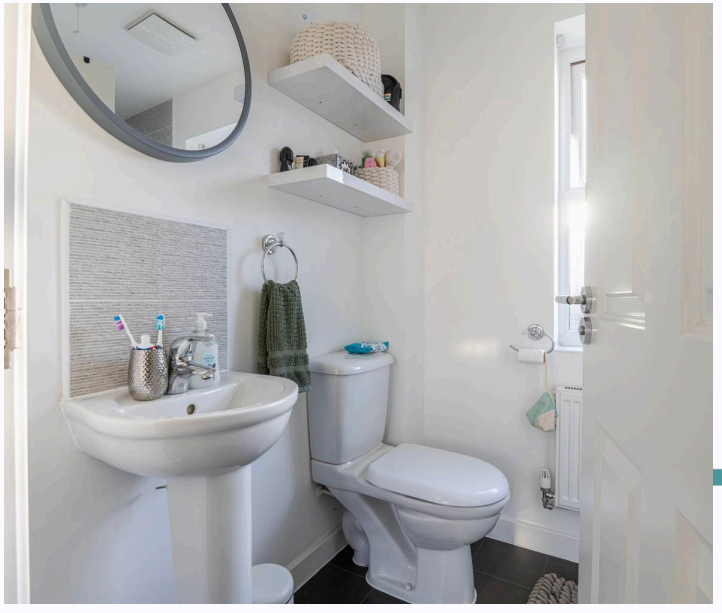












28 Allan Bedford Crescent

Costessey, Norwich

- Practical detached outbuilding divided into two office spaces
- Solar panels with battery storage
- Garage and carport providing useful parking or storage
- Situated in a desirable residential location in Costessey

The Location

Situated within the popular Queen's Hills development in Costessey, this property enjoys a convenient residential setting on the western outskirts of Norwich. The area offers a good range of everyday amenities, with local shops, supermarkets, healthcare facilities, and schooling available nearby. Longwater Retail Park is also within easy reach, providing an extensive choice of retail outlets, supermarkets, restaurants, and leisure facilities.

For commuters, the location is particularly convenient, with access to the A47 providing connections towards Norwich, Dereham, and the wider Norfolk road network. Norwich city centre is approximately four miles away, offering an excellent selection of independent shops, restaurants, cafés, cultural attractions, and mainline rail services. The surrounding area also benefits from various green spaces and recreational facilities, including Queen's Hills Community Woodland and nearby walking routes, providing opportunities to enjoy the outdoors.

M&B

28 Allan Bedford Crescent

Costessey, Norwich

Allan Bedford Crescent, Costessey

Upon entering, the welcoming entrance hall provides access to the principal ground-floor accommodation and staircase to the first floor. The sitting room offers a comfortable space to relax, while the modern kitchen/dining room provides a practical and sociable setting for everyday living. Beyond the main living accommodation, a particularly useful garden room is currently being utilised as a dining room, offering further versatility and an excellent space for entertaining.

To the first floor, the landing leads to three well-proportioned bedrooms, providing comfortable accommodation for a variety of buyers. The master bedroom benefits from its own en-suite facilities, while the remaining two bedrooms are served by a separate family bathroom.

Externally, the property enjoys an enclosed garden, thoughtfully arranged with timber decking providing an attractive area for outdoor seating and entertaining, complemented by a central lawned section.

M&B

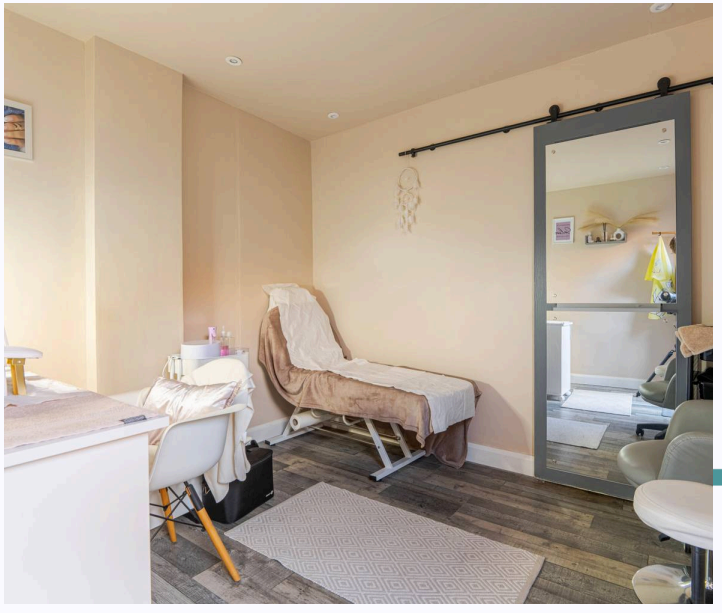












28 Allan Bedford Crescent

Costessey, Norwich

It also benefits from a detached outbuilding, which is divided into two separate office rooms. This provides excellent flexibility for those working from home or looking to run a business. Further benefits include a garage and carport, providing useful parking and additional storage options.

Agent's Note

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

The solar panels on this property are owned outright.

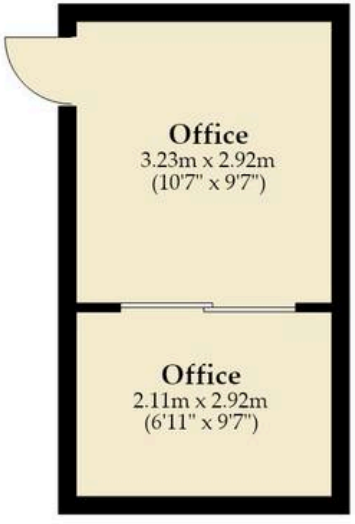
This property has gas central heating.

Council Tax Band: C

M&B

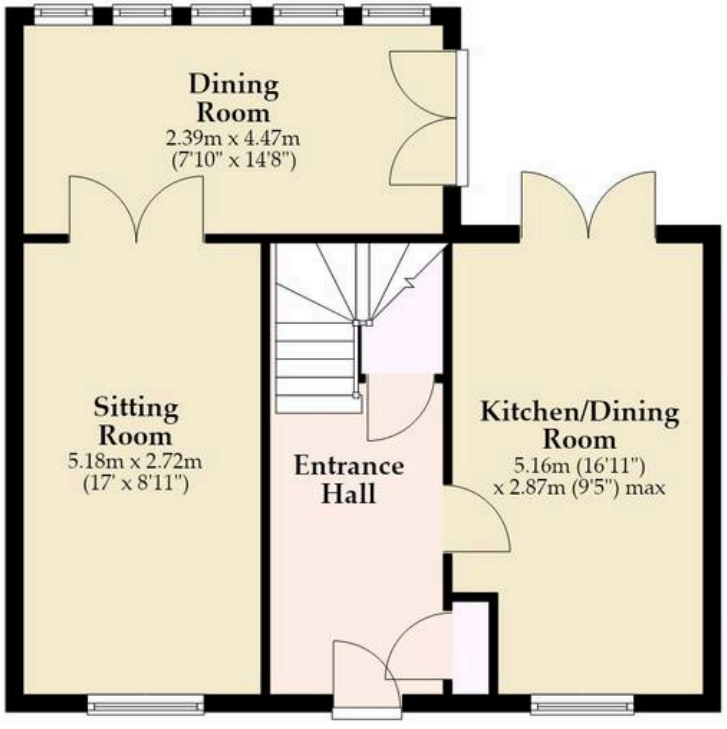
Outbuilding

Approx. 15.9 sq. metres (170.8 sq. feet)



Ground Floor

Approx. 51.3 sq. metres (551.9 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



Total area: approx. 107.1 sq. metres (1153.1 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.

Dreaming of this home?
Let's make it a *reality.*



Meet *Jack*
Branch Manager



Meet *Sarah*
Senior Property Consultant



Meet *Jamie*
Property Lister

Minors & Brady

Your home, our market

caister@minorsandbrady.co.uk | 01493 806188 | 48 High Street, Caister-on-Sea, NR30 5EH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk