

13 Allan Bedford Crescent, Costessey

Minors & Brady

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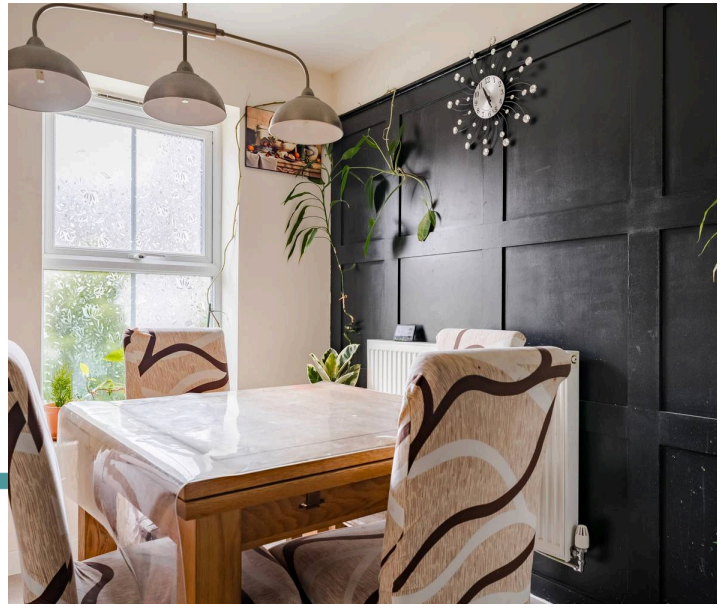
Costessey, Norwich

Space for the whole family, inside and out. This detached four-bedroom home occupies a generous plot within the ever-popular Queens Hills development, offering over 1,000 sq. ft. of well-planned accommodation. The property features a spacious lounge, a fitted kitchen/dining room with integrated appliances, a ground floor WC, family bathroom and an en-suite to the principal bedroom. Outside, a large enclosed garden is complemented by a garage, carport and driveway parking. Ideally positioned for access to local amenities, schools, Norwich city centre and the A47, this is a superb home for modern family living.

- Spacious detached family home situated within the popular Queens Hills development
- Generous lounge with double doors opening directly onto the rear garden
- Modern fitted kitchen/dining room with integrated appliances and space for family dining
- Welcoming entrance hall complemented by a practical ground floor WC
- Family bathroom serving the remaining bedrooms on the first floor
- Large enclosed rear garden offering excellent space for entertaining and outdoor enjoyment
- Garage, carport and private driveway providing ample off-road parking and storage
- Approximately 1,018 sq. ft. of versatile accommodation arranged over two floors
- Conveniently positioned for Longwater Retail Park, the A47, Norwich city centre, UEA and the Norfolk & Norwich University Hospital

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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. 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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Occupying a generous plot within the popular Queens Hill development, this well-presented detached family home offers spacious and versatile accommodation extending to approximately 1,018 sq. ft. The property is ideally suited to growing families, combining well-proportioned living spaces with four bedrooms, a sizeable rear garden, garage, carport and driveway parking.

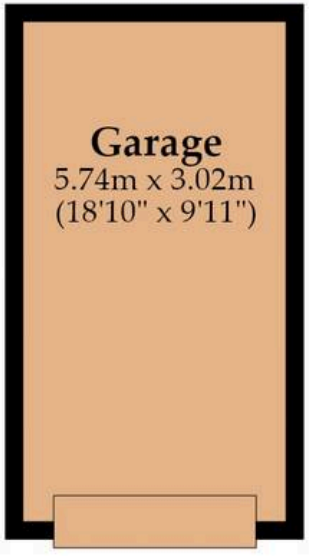
The accommodation is entered via a welcoming entrance hall, which provides access to a convenient ground floor WC and the principal reception areas. To the rear, the lounge offers an excellent space for relaxation and everyday family living, with double doors opening directly onto the garden. The fitted kitchen/dining room provides ample space for both cooking and dining, featuring a range of fitted units and integrated appliances, making it a practical hub for modern family life.

Upstairs, the first-floor landing serves four bedrooms, offering flexibility for families, home working or guest accommodation. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by the family bathroom, complete with bath, wash basin and WC.

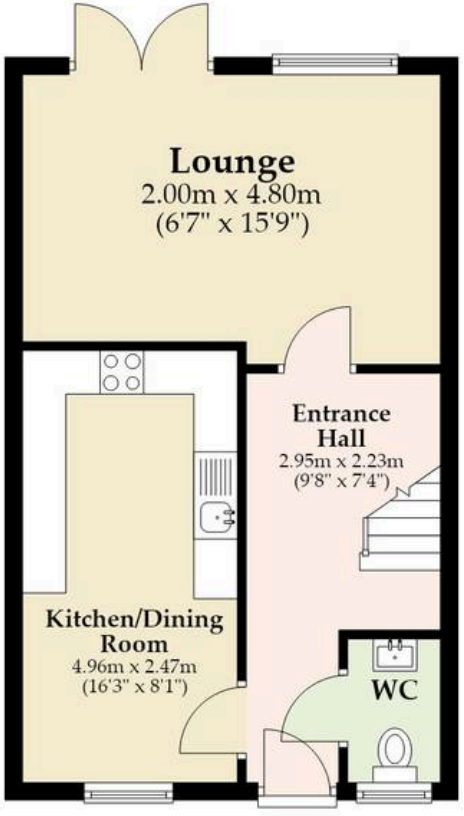
Outside, the property continues to impress with a large enclosed rear garden, providing plenty of space for children to play, outdoor entertaining and gardening enthusiasts. To the side, a garage is complemented by a carport and driveway, ensuring ample off-road parking and useful storage.

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Garage
Approx. 17.3 sq. metres (186.7 sq. feet)



Ground Floor
Approx. 39.6 sq. metres (426.6 sq. feet)



First Floor
Approx. 54.9 sq. metres (590.7 sq. feet)



Total area: approx. 111.9 sq. metres (1204.0 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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