

49 Kost Road, Costessey

Minors & Brady

49 Kost Road

Costessey, Norwich

The perfect first home, offering modern comfort, practical space and a fantastic Costessey location. This stylish two-bedroom property is ideal for first-time buyers, combining well-presented accommodation with low-maintenance living and private outdoor space. The ground floor features a contemporary kitchen/dining room and a bright, spacious sitting room with direct access to the rear garden, creating an excellent setting for both everyday life and entertaining. Upstairs, two double bedrooms are complemented by an en-suite to the principal bedroom and a separate family bathroom. Outside, the enclosed garden provides a private space to relax and dine outdoors, while allocated parking adds further convenience. Positioned close to local amenities, transport links and green open spaces, this is a home ready to be enjoyed from day one.

- Stylish two-bedroom home ideally suited to first-time buyers, downsizers or investment purchasers
- Spacious sitting room filled with natural light and benefiting from direct access to the rear garden
- Contemporary kitchen/dining room with ample storage, fitted units and space for everyday dining
- Welcoming entrance hall with useful under-stairs storage and ground floor cloakroom
- Generous principal bedroom complemented by a private en-suite shower room
- Versatile second double bedroom ideal for guests, home working or nursery use
- Allocated off-road parking providing convenient and practical everyday parking

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The Location

Set within the desirable Kost Road, this location enjoys a sought-after position that perfectly balances countryside surroundings with excellent access to modern amenities. Norwich is just a short drive or cycle away, whilst the A47 (approximately 2.9 miles) and Northern Distributor Road provide swift connections across the county and beyond. A regular bus service also offers convenient access to Norwich city centre and the train station for journeys further afield.

For lovers of the outdoors, Marriott's Way is within easy walking distance, providing a popular route for walking, cycling, running and dog walking, stretching from Aylsham through Costessey and into the heart of Norwich. Local life is well catered for with nearby cafés, active churches and three popular pubs all within walking distance. Village shops, a garage, pharmacy, doctors' surgery and dental practice are also close at hand, ensuring everyday essentials are easily covered.

Families benefit from a range of schooling options, including St Augustine's Catholic Primary School, Ormiston Victory Academy and the nearby Langley Preparatory School at Taverham. The area is further enhanced by local garden centres, parks, riverside walks, woodland areas and fishing lakes. Longwater Retail Park is also within easy reach, offering a Sainsbury's, Marks & Spencer, Boots, Starbucks, The Range and Pizza Hut. Combining excellent connectivity, everyday convenience and access to green open spaces, this location offers a lifestyle that is both practical and full of character.

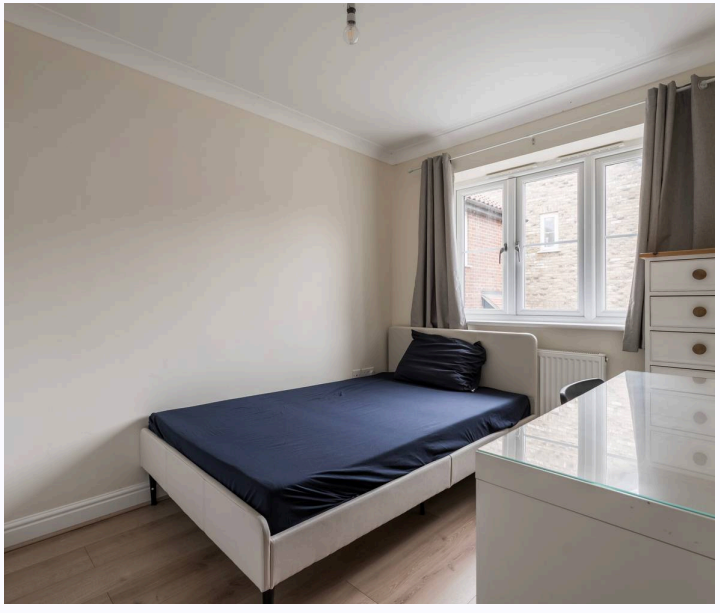
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Modern, stylish and ready to move straight into, this attractive home is perfectly suited to first-time buyers seeking comfort, convenience and low-maintenance living. Located within the ever-popular Costessey area, the property offers well-balanced accommodation across two floors, complemented by private outdoor space and allocated parking.

Upon entering, a bright and welcoming hallway creates an excellent first impression, providing access to the principal ground floor accommodation alongside useful storage beneath the stairs. The heart of the home is the contemporary kitchen/dining room, thoughtfully designed with a range of fitted units and ample space for both everyday dining and entertaining. Positioned separately, the spacious sitting room enjoys an abundance of natural light and benefits from direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

The first floor continues to impress with two comfortable double bedrooms, making the property particularly appealing to first-time buyers, professional couples or those looking to downsize without compromise. The principal bedroom is enhanced by its own en-suite shower room, while the second bedroom offers excellent versatility and could equally be utilised as a guest room, nursery or home office. A well-appointed family bathroom completes the accommodation.

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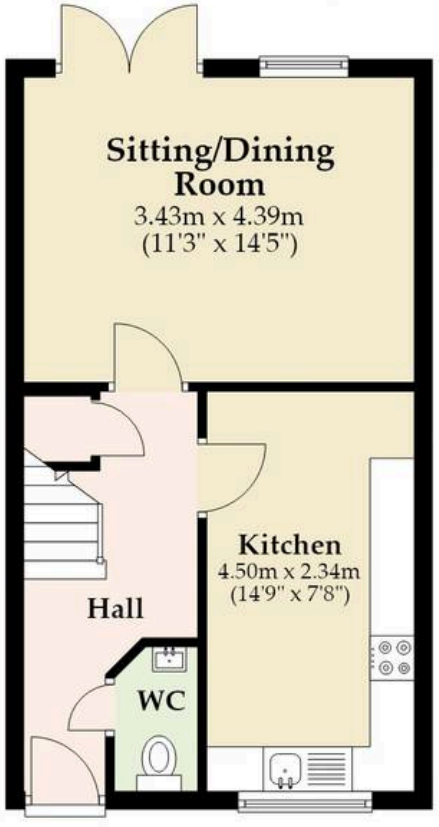
Outside, the property enjoys a private enclosed rear garden, predominantly laid to lawn with a patio area providing the perfect setting for outdoor dining, entertaining guests or simply relaxing during the warmer months. The frontage is equally low maintenance and benefits from allocated off-road parking.

Agent's Note

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

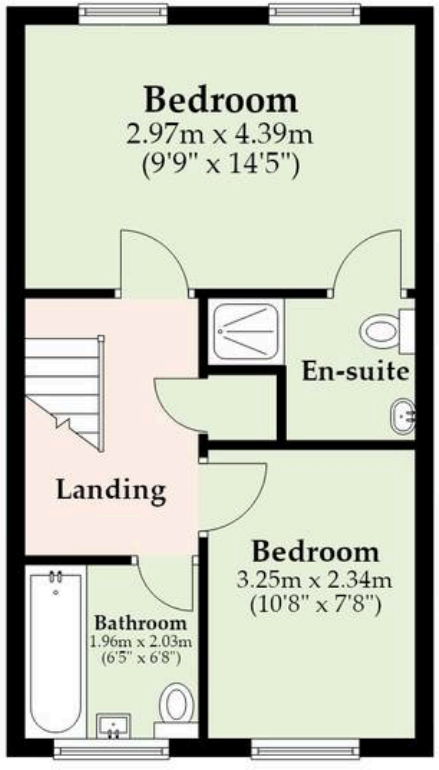
Ground Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



Total area: approx. 70.7 sq. metres (760.6 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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Your home, our market

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