



Colcroft The Croft, Costessey

Norwich



Guide Price £650,000
Minors & Brady

Colcroft The Croft

Costessey, Norwich

Guide price: £650,000 - £700,000. Proudly occupying a substantial and private plot within the desirable Norfolk town of Costessey, this executive detached residence presents a rare opportunity to embrace a refined lifestyle in one of the area's most exclusive settings. Designed with timeless elegance and modern practicality, this expansive family home is ready for you to adapt to your own preferences and style. From its grand, light-filled interiors and versatile living spaces to the beautifully landscaped garden backing onto woodland, every detail reflects quality and style. With four double bedrooms, multiple reception rooms, and high-spec finishes throughout, this is a home that offers space to grow, entertain, and relax—perfect for families, professionals, or anyone seeking a lifestyle of quiet luxury in a sought-after location.

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- Rarely available in this sought-after area, offering a beautiful family home that showcases spacious and flexible accommodation, ready to adapt to your own preferences and style
- Grand sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Sliding doors opening into a light-filled conservatory that extends the reception space, allowing you to enjoy the beauty of the outdoors within the comfort of your own home
- Dining room encouraging intimate family meals and gatherings with loved ones, suitable for special occasions, festive seasons or additional accommodation
- Kitchen/breakfast room equipped with quality cabinetry, a Butler sink, an integrated dishwasher, space for a fridge/freezer and a central island - featuring French doors that open onto the patio area
- A versatile bedroom/study ideal for someone that works from home, a functional utility room and a ground floor





M&B

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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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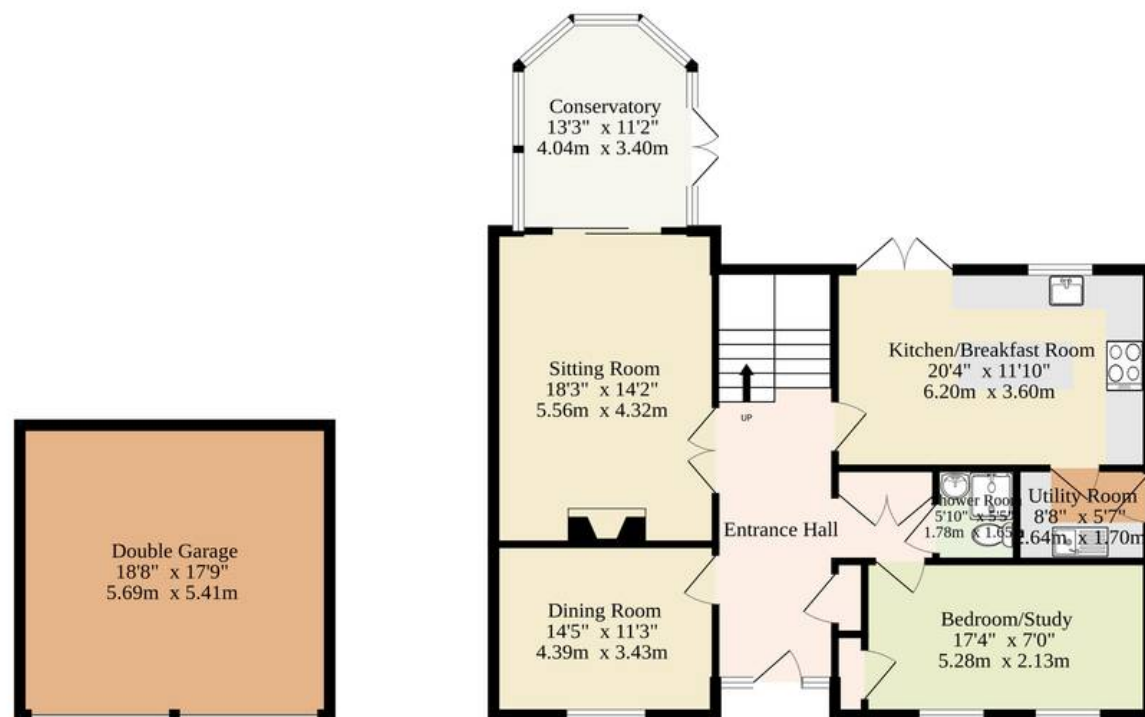
Location

The Croft is a quiet residential cul-de-sac located in the heart of Costessey, a popular suburb to the west of Norwich, Norfolk. This family-friendly area combines the peace of suburban living with convenient access to urban amenities. Local shopping options include nearby Longwater Retail Park, which features a large Sainsbury's, Aldi, M&S Foodhall, and various high street stores and eateries. For everyday essentials, there are also small convenience shops and takeaways within walking distance. Families are well catered for, with several reputable primary schools nearby, including Costessey Primary School and St Augustine's Catholic Primary, as well as Ormiston Victory Academy for secondary education.

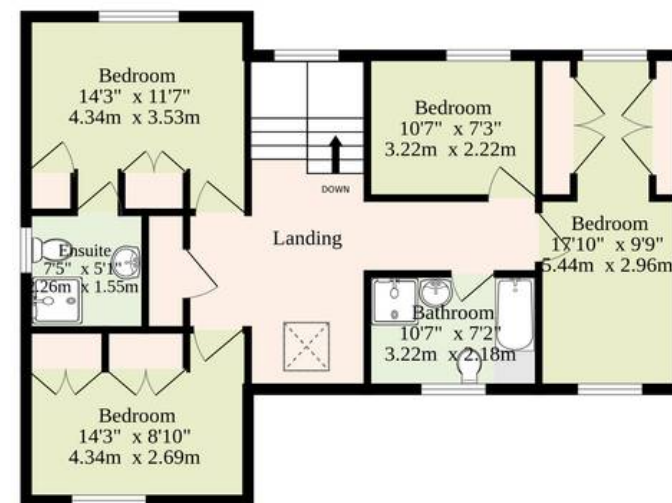
Healthcare facilities are easily accessible, with Roundwell Medical Centre and local dental practices serving the area, and the Norfolk and Norwich University Hospital just a short drive away. Public transport links are excellent, with regular bus services connecting Costessey to Norwich city centre, while the nearby A47 provides fast road access to Dereham and beyond. For rail travel, Norwich train station offers direct



Ground Floor
1542 sq.ft. (143.3 sq.m.) approx.



1st Floor
896 sq.ft. (83.2 sq.m.) approx.



Sqft Includes The Double Garage

TOTAL FLOOR AREA : 2438 sq.ft. (226.5 sq.m.) approx.

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.

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