



78 Redpoll Road, Costessey

Norwich



Minors & Brady

78 Redpoll Road

Costessey, Norwich

A bright and versatile family home in the sought-after town of Costessey. This beautifully decorated semi-detached residence spans three floors, offering flexible and spacious living that easily adapts to your lifestyle. A welcoming entrance hall with a convenient WC leads to a large, modern kitchen with generous dining space, integrated appliances, and room for your own. The adjoining lounge is light and airy, featuring French doors that open onto the private garden, creating a seamless space for relaxation or entertaining. Upstairs, a large second bedroom and a comfortable third bedroom share a contemporary family bathroom, while the second-floor main bedroom boasts velux windows, built-in wardrobes, a new boiler (installed six months ago), and a particularly spacious en-suite shower room. Outside, the low-maintenance garden with patio, lawn, and shingled area offers plenty of room to unwind or personalise, complemented by two allocated off-road parking spaces at the rear.



M&B



M&B

78 Redpoll Road

Costessey, Norwich

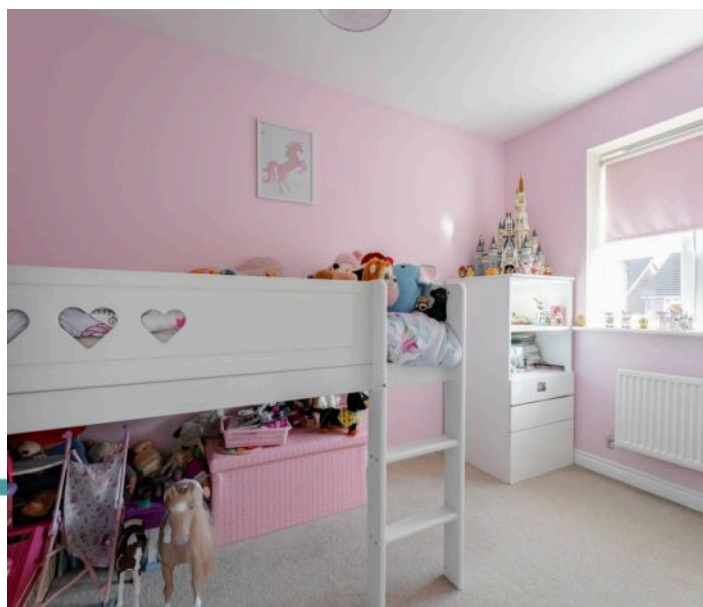
- Semi-detached residence positioned in the Norfolk town of Costessey
- Spacious and flexible accommodation across three floors, that can easily adapt to your own preferences and style
- Kitchen equipped with modern cabinetry, an integrated oven and areas for your own appliances
- Sitting/dining room filled with natural light from the French doors, inviting relaxation and entertaining
- Two first-floor bedrooms offering comfort and privacy, alongside a contemporary family bathroom
- Master bedroom complemented by built-in wardrobes and a private en-suite shower room
- A private, maintained garden featuring a small patio, a laid to lawn and a shingled area, ready for you to personalise
- Allocated off-road parking at the rear
- Close to a wide range of amenities, including shops, schools and transport links
- New boiler recently installed

Agents notes

We understand this property will be sold freehold, connected to all main services.

Council tax band - C

EPC Rating: B



M&B

78 Redpoll Road

Costessey, Norwich

Location

Redpoll Road is situated in the Norfolk town of Costessey, a suburban area just west of Norwich. While Redpoll Road is largely residential, everyday shopping is convenient. Local convenience stores are a short walk or drive away, and the nearby Longwater Retail Park provides supermarkets, clothing stores, homeware, and fast-food outlets. Larger grocery chains, pharmacies, and smaller independent shops are easily accessible in Costessey village or just into Norwich.

Families in the area have access to nearby schools. The closest primary school is Queen's Hill Primary School, located within walking distance, while secondary students typically attend Taverham High School, around a mile or so away. These schools serve the local community and are complemented by nearby nurseries and pre-school facilities.

Transport connections are practical for commuters and residents alike. Regular bus services link the neighbourhood to Norwich city centre, making it easy to access work, education, or leisure without a car. For drivers, the A47 and other main roads are nearby, providing straightforward access to Norwich, the Norfolk coast, and surrounding towns.



M&B

78 Redpoll Road

Costessey, Norwich

This delightful and tastefully finished semi-detached residence is perfectly situated in the charming Norfolk town of Costessey, offering a wonderful blend of comfort, style, and practicality across three generous floors. Designed to adapt effortlessly to your lifestyle, the property provides flexible spaces that can be tailored to your needs.

Step through the bright and welcoming entrance hall, where a convenient WC is tucked away for everyday practicality. The large kitchen provides excellent space for dining, fitted with modern cabinetry, an integrated oven, and space for additional appliances – a true hub of the home. The adjoining lounge is generously sized and filled with natural light from French doors that lead directly onto the garden, providing an inviting setting for relaxing, entertaining, or enjoying quiet evenings in.

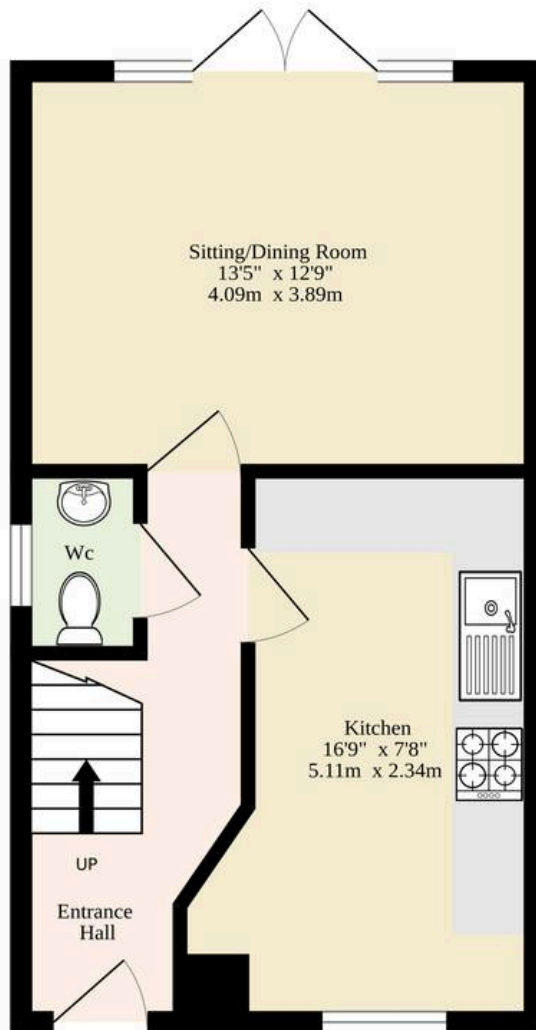
Upstairs, two bedrooms provide comfort and versatility, with the larger second bedroom offering ample space for furnishings. The family bathroom includes a three-piece suite in a modern finish. Ascend to the top floor to discover the impressive main bedroom, complete with built-in wardrobes, velux windows, and a large private en-suite shower room – a perfect retreat for rest and privacy.

Outside, the private garden features a small patio, a laid-to-lawn section, and a shingled area, ideal for outdoor dining or easy maintenance. To the rear, the property benefits from two allocated parking spaces for convenience. With its stylish presentation, new boiler, and well-proportioned rooms, this Costessey home combines modern comfort with everyday practicality.

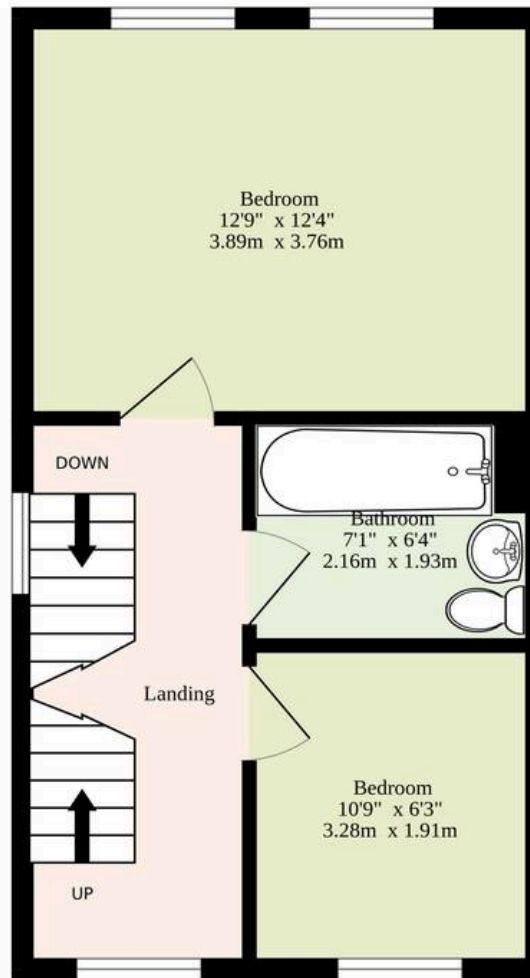


M&B

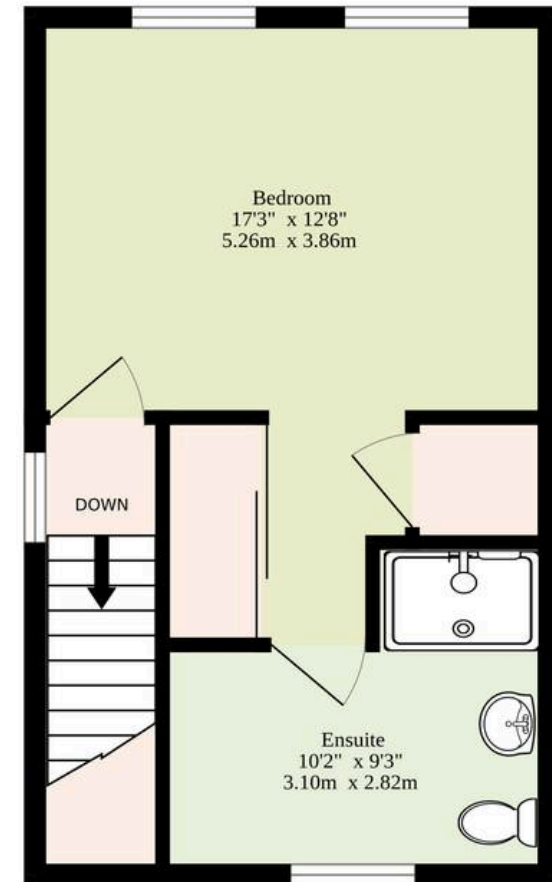
Ground Floor
400 sq.ft. (37.2 sq.m.) approx.



1st Floor
389 sq.ft. (36.1 sq.m.) approx.



2nd Floor
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 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.

Made with Metropix ©2025

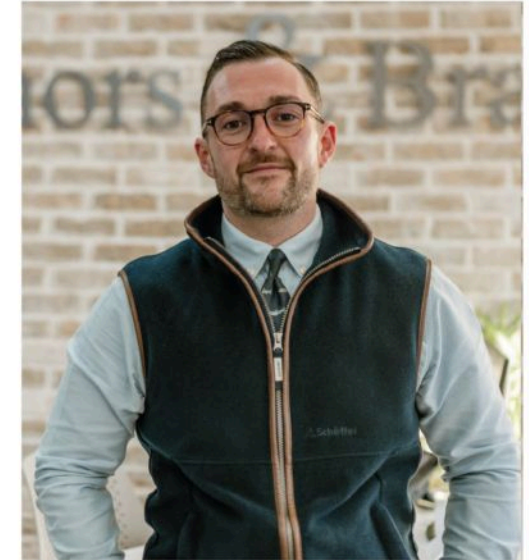
Dreaming of this home?
Let's make it a *reality*



Meet *Callum*
Senior Property Consultant



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

Minors & Brady
Your home, our market



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk