



Hillcrest

Townhouse Road, Costessey, Norwich, NR8 5BY

BROWN & CO



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A fine, detached late Georgian home in charming gardens.

£650,000 Freehold



DESCRIPTION

Hillcrest is an elegant, detached home of traditional brick and tiled construction, believed to date from Georgian times, with later additions in the leafy and sought after location of Costessey. The property stands proudly on Townhouse Road, slightly elevated from the road in a generous mature plot, being well set back from the road and approached via a private driveway. The house enjoys distinctive original features comprising panelled doors, fireplaces and flooring and will be of interest to buyers keen on establishing themselves in a special place, with a good range of amenities close-by.

Internally, the accommodation offers well-proportioned and flexible living space arranged over two floors. The rooms are light and spacious, with some high ceilings and views over the surrounding gardens and comprise entrance hall, principal sitting room, snug, kitchen with hand-built wooden units, dining room, utility and a wonderful, vaulted addition being the striking family sitting room with delightful views over the gardens. The family sitting room features a superb log burner. There is a downstairs cloakroom off the utility room together with a cool and dry cellar which is useful for storage.

On the first floor there are four double bedrooms and a shower room off the landing. The principal bedroom enjoys en-suite facilities and two fitted wardrobes.

Hillcrest occupies a broad and mature plot of approximately 0.28 acres, with gardens to both front and rear. The property is approached by a private driveway providing ample parking. The private drive leads up to a double garage.

The rear garden is a particular feature of the home, mainly laid to lawn with mature trees, shrubs, and well-stocked borders, providing a high degree of privacy and an attractive outlook from the principal rooms. There is also a paved terrace for outdoor dining and space for further landscaping or extension if desired. The gardens themselves enjoy many points of interest, particularly an outbuilding currently used for storage purposes, but has great potential subject to the necessary consents, and there is also a brick built greenhouse and hen house.

LOCATION

Townhouse Road is a sought-after residential street in Costessey, a well-regarded suburb of Norwich. The area is known for its leafy surroundings, generous plots and excellent access to both city and countryside. There is a bus stop close to the end of the drive with a regular bus service to Norwich.

Local amenities include shops, schools, pubs, and leisure facilities within Costessey and Longwater Retail Park. Norwich city centre lies approximately 5 miles to the east, offering a wide range of cultural, commercial and educational facilities, as well as

rail services to London Liverpool Street. The A47 provides convenient road links to the wider region and the Norfolk coast.

DIRECTIONS

From Norwich city centre, proceed west along Dereham Road (A1074). Turn right into Norwich Road, continuing through New Costessey, past the fishing lakes where Townhouse Road begins. Hillcrest will be found on the right-hand side, set back from the road behind mature hedging and a private driveway.

SERVICES Mains water, electricity, gas and drainage are understood to be connected, gas-fired central heating.
EPC Rating: D

Local Authority South Norfolk District Council. Council Tax Band: E

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





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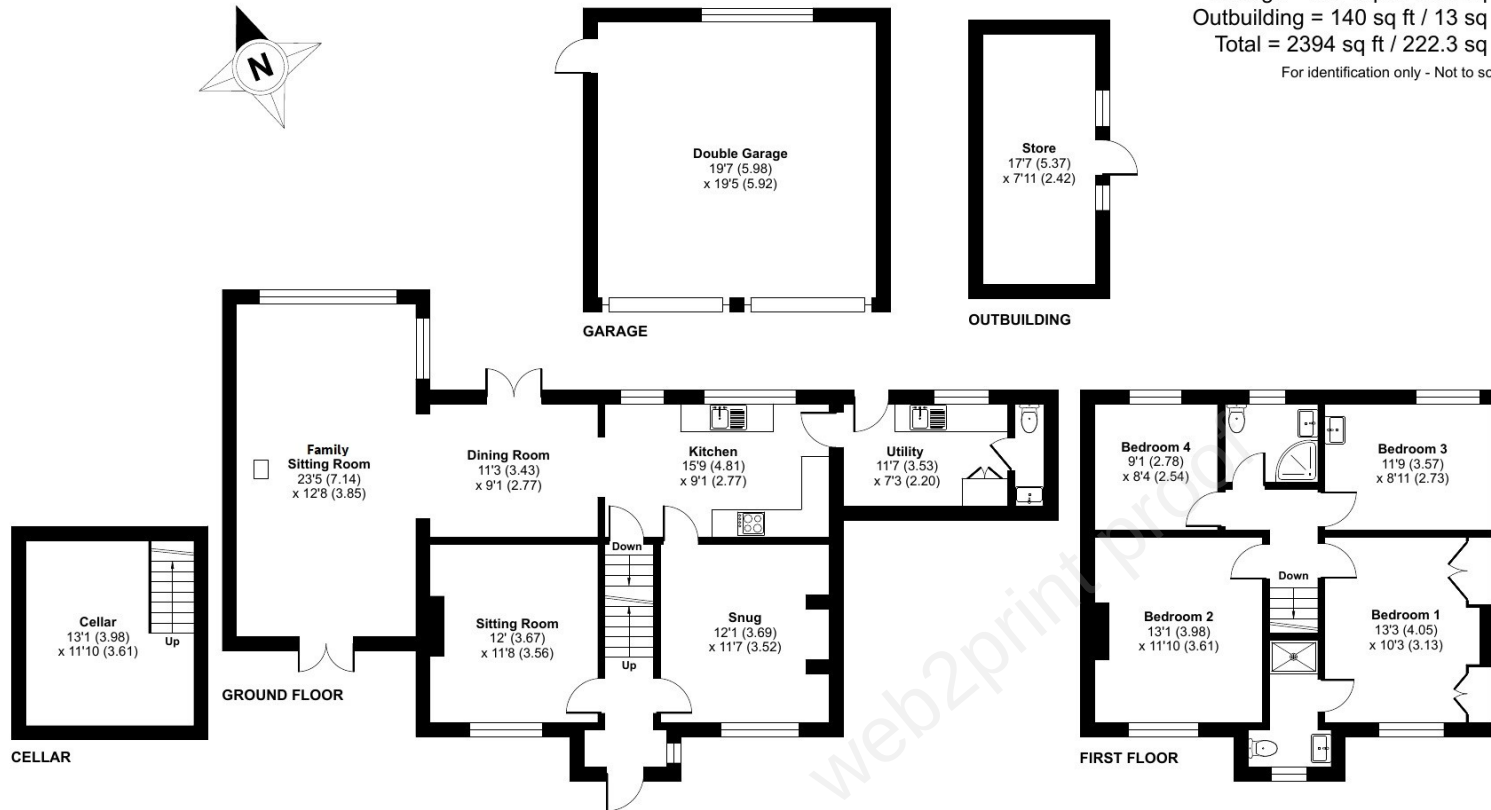
Approximate Area = 1873 sq ft / 174 sq m

Garage = 381 sq ft / 35.3 sq m

Outbuilding = 140 sq ft / 13 sq m

Total = 2394 sq ft / 222.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Brown & Co. REF: 1373710



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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