



27 Vanguard Chase, Norwich

Offers Over **£300,000**

websters.

27 Vanguard Chase

Norwich

Entering via the front door, the welcoming hallway is finished with practical hard flooring and immediately offers two generous integrated storage cupboards, a convenient two-piece W.C., and internal access to the integral garage. Stairs rise to the first floor with further storage neatly positioned beneath, while a door at the rear leads into the utility room, fitted with a stainless steel sink, space for white goods, and direct access to the garden. Completing the ground floor is a well-proportioned double bedroom overlooking the rear garden, offering ample space for furnishings.

The first floor provides an excellent entertaining space, centred around the bright and spacious **16' open-plan kitchen/dining room**. Twin uPVC double-glazed windows flood the room with natural light, while tiled flooring complements a comprehensive range of wall and base units with generous work surfaces. Integrated cooking appliances include an oven, a four-burner gas hob, and an extractor hood, alongside space for additional appliances and a dining table.





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Double doors open seamlessly into the equally impressive 16' sitting room, creating a flexible open-plan feel while retaining the option of separate living spaces. Enjoying a front-facing aspect, the sitting room is centred around an attractive gas fireplace and offers plenty of space for a variety of seating arrangements.

The second floor hosts three further bedrooms, all accessed from the central landing. The principal bedroom benefits from twin sash windows, built-in storage and a modern three-piece en-suite shower room with a glazed shower enclosure. The second bedroom enjoys delightful open field views together with further integrated storage, while the fourth bedroom provides an ideal nursery, home office or guest room. Completing the accommodation is the family bathroom, fitted with a three-piece suite, including a bath with a shower over, a folding glazed screen and predominantly tiled walls.



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OUTSIDE

The property is approached via a generous driveway providing off-road parking and leading directly to the integral garage, while a flagstone pathway guides visitors to the front entrance. To the rear, the garden has been designed for both privacy and ease of maintenance, offering a **fully enclosed outdoor space** ideal for relaxing, entertaining or family use, with direct access from the utility room.

LOCATION

Positioned on the **edge of the development**, the property enjoys a particularly attractive setting with **open field views**, combining a peaceful outlook with convenient access to nearby amenities and transport links. Its fringe position provides a greater sense of space while remaining within easy reach of everyday facilities. Costessey lies in the valleys of the rivers Wensum and Tud. The neighbourhood offers a quiet, family-friendly atmosphere with a mix of housing, local shops, parks, pubs and community amenities, making it a popular choice for commuters and families wanting suburban living with easy access to Norwich's services and transport links. New Costessey is close to green spaces, good schools, and retail options like the nearby Longwater area and has an active community life, including events and social gatherings.





GARDEN

The rear garden provides a private and secure outdoor retreat, fully enclosed by timber panel fencing to create a secluded setting. A paved terrace extends directly from the property, offering an ideal space for al fresco dining or entertaining, while the remainder of the garden is laid predominantly to lawn, bordered by a variety of mature shrubs and colourful planting that add interest throughout the seasons. A timber gate to the rear provides convenient pedestrian access.

Garage

Single Garage

The property is approached via a generous driveway providing off-road parking and leading directly to the integral garage, while a flagstone pathway guides visitors to the front entrance.

Council Tax band: D

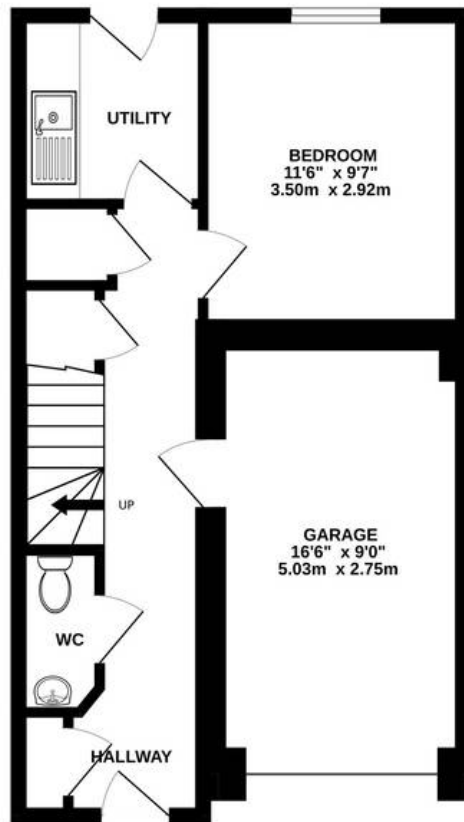
Tenure: Freehold

EPC Energy Efficiency Rating: C

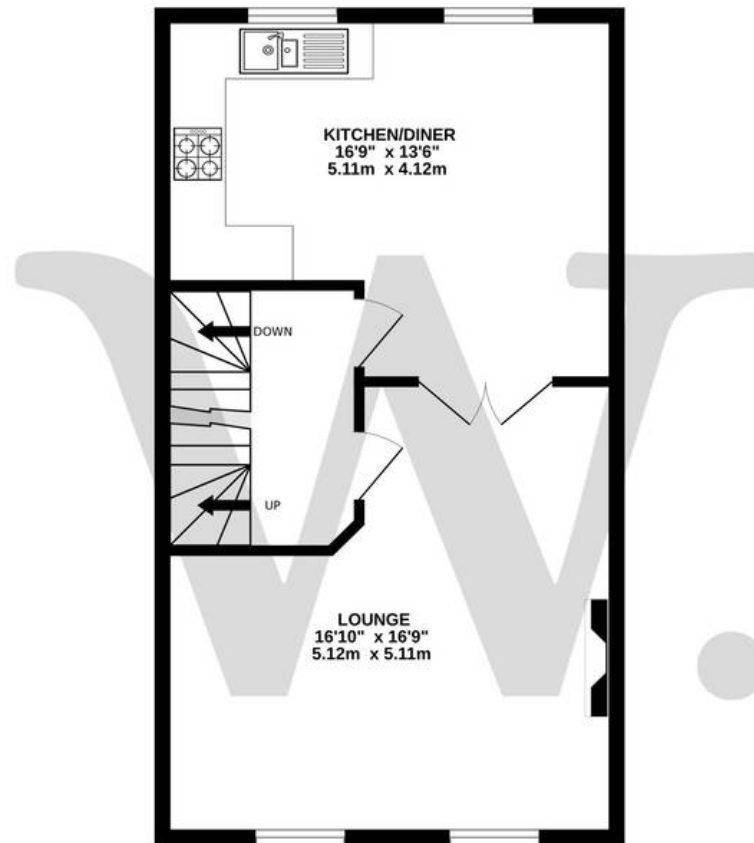
EPC Environmental Impact Rating: C



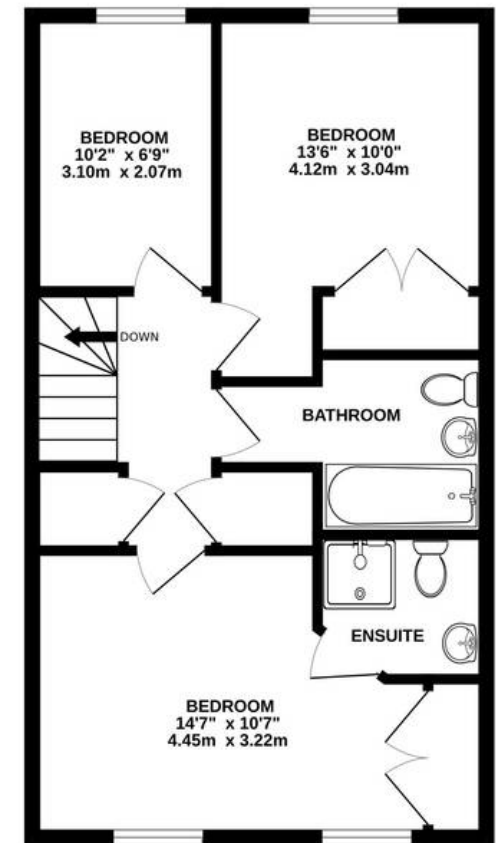
GROUND FLOOR
452 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



2ND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 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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