



109 GURNEY ROAD
COSTESSEY, NORWICH. NR5 0HL

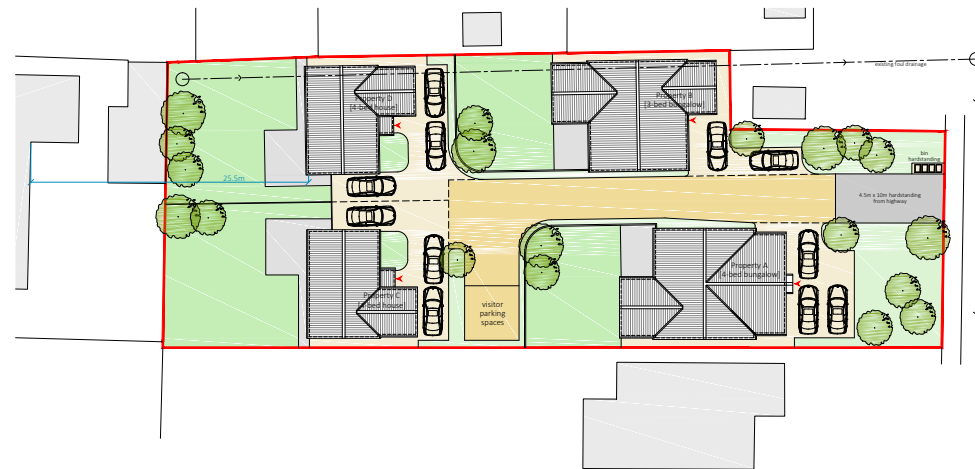
109 GURNEY ROAD

COSTESSEY, NORWICH. NR5 0HL

A spacious new detached 4 bedroom house on an exclusive development of just 4 new homes.

UEA 2.2 Miles | Norwich 3 Miles | Norwich Airport 3.7 Miles | Norfolk and Norwich Hospital 4.4 Miles | Norwich Station 5 Miles
(All distances approximate)

The property comprises a spacious and highly versatile new detached house located at the end of the popular Gurney Road on an exclusive new development of just 4 detached homes. The properties are being finished to an excellent specification.





There is a spacious entrance hall at the heart of the house with stairs to the first floor and understairs cupboard. There is a double aspect sitting room with French doors to the garden and at the rear is an excellent open plan kitchen/dining room. French doors open to the paved patio. The kitchen is fitted with a range of contemporary wall and base units with Quartz worksurfaces and a range of integrated appliances including Bosch oven and induction hob plus a breakfast bar. There is a study to the front, cloakroom and a useful separate utility room. On the first floor there are 4 bedrooms with the principal having an ensuite shower room. There is also a family bathroom.

The house is located in the rear corner of the development and accessed via the shared drive leading to the private driveway and parking area. The rear garden has a patio for alfresco dining, area for lawn and a side gate.

Services

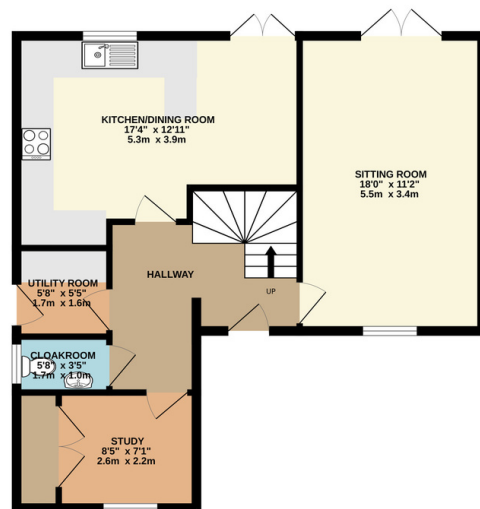
Mains water, electricity and drainage. Air source heating with underfloor. Solar panels with battery reserve. EV Charger. (Please note none of the services have been tested by Waveney and Broads)

Viewing

Strictly by prior appointment with Waveney and Broads. Please note it is still a construction site.



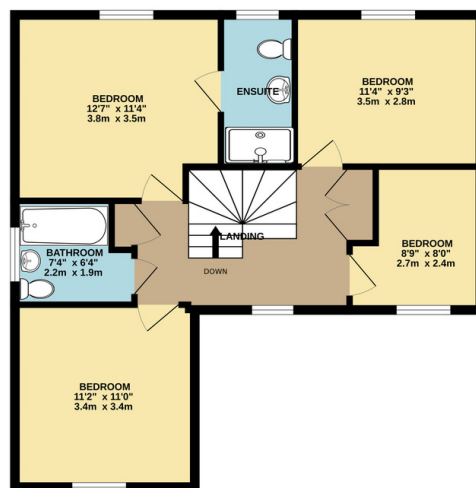
GROUND FLOOR



109 GURNEY ROAD

TOTAL FLOOR AREA : 1264 sq.ft. (117.4 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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1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.

Agent's Notes: The external images have been amended for illustrative purposes only to give an indication of the finished property. With the exception of the front image, the other images show the finish of 107 due to the stage of construction giving an idea of the finished specification. Please note that the rear garden will be prepped but seeding and turf is available as an extra.

There will be a central drive in the development and each property will contribute 25% to the maintenance. 10 Year ICW Build Warranty



Waveney & Broads
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IMPORTANT NOTICE:

Waveney and Broads and their clients give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Waveney and Broads have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.