

propertyladder



Royal Sovereign Avenue, Costessey, NR5

Immaculate Four Bedroom Detached Family Home!

GUIDE PRICE £380,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

CONTEMPORARY COMFORT FOR GROWING FAMILIES!

Situated on a sought-after modern development in the popular area of New Costessey, this spacious and stylish four-bedroom detached home offers immaculate accommodation that is ready to move straight into. Perfect for modern family living, the property combines generous room sizes with a bright, contemporary interior and a superb layout. Step inside and you are welcomed by a spacious entrance hall leading to a stunning dual-aspect 19ft lounge, flooded with natural light and complete with patio doors opening onto the rear garden - the perfect space for relaxing or entertaining. The striking 19ft kitchen/diner is equally impressive, featuring a modern fitted kitchen and plenty of space for family dining, complemented by a practical utility area and downstairs cloakroom. Upstairs, the property continues to impress with four generous bedrooms off the landing, making it ideal for growing families or those needing home office space. The principal bedroom enjoys a modern en-suite, while the remaining bedrooms are served by a stylish family bathroom.



*“ perfect for
summer
entertaining
or relaxing ”*



Overview

- Stunning 19ft dual-aspect lounge with patio doors
- Striking 19ft modern kitchen/diner with utility area
- Four generous bedrooms off landing
- En-suite shower room to the principal bedroom
- Stylish modern family bathroom
- Beautifully presented throughout - ready to move into
- Driveway parking and large garage with power and light





Location

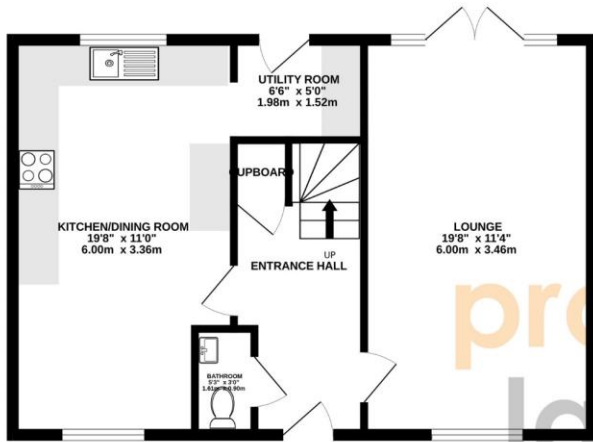
New Costessey is a highly popular residential area on the western side of Norwich, offering an excellent balance of convenience and lifestyle. The area provides schools for all ages, local shops, supermarkets and a range of everyday amenities. There are also plenty of nearby green spaces, parks and countryside walks, making it ideal for families and outdoor enthusiasts alike. The property enjoys easy access to Norwich city centre, the A47, Longwater Retail Park and the Norfolk & Norwich University Hospital, making it a superb location for commuters and families seeking a well-connected yet peaceful setting.



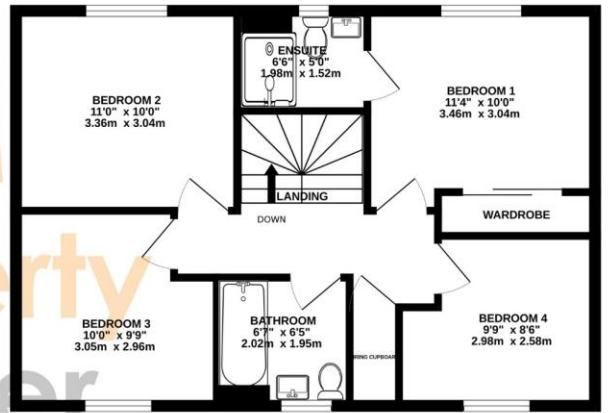
Outside

Outside, the property is just as appealing. To the front there is a lawned garden with established shrubs, while the rear boasts a beautifully maintained enclosed garden, mainly laid to lawn with a patio area - perfect for summer entertaining or relaxing with family and friends. A driveway provides ample off-road parking and leads to a large single garage with power and light.

GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: D

LOCAL AUTHORITY: SOUTH NORFOLK COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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GOLD WINNER
ESTATE AGENT IN NORWICH (NR10-16)

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