



**17 Folgate Close, Costessey**

Guide Price **£525,000**

websters.



## 17 Folgate Close

Costessey, Norwich

### The Home

This chain-free generously proportioned bungalow extends to approximately 1,841 sq. ft. and offers a well-balanced layout with excellent potential throughout. A large entrance hallway welcomes you in and provides access to all principal rooms, also benefiting from excellent cupboard storage, ideal for keeping the home organised and clutter-free.

The spacious sitting room is a standout feature, boasting three large windows that draw in plenty of natural light, creating a bright and inviting space. Its generous proportions make it perfect for a variety of large furniture arrangements, ideal for both relaxing and entertaining. The separate dining room is conveniently located next to the kitchen and benefits from direct access to the rear garden, making it perfect for indoor-outdoor living.





## 17 Folgate Close

Costessey, Norwich

The kitchen offers ample worktop space and plentiful storage, providing a practical and functional environment for everyday use. From here, there is access through to a light-filled conservatory, offering an additional versatile living space overlooking the garden.

All three bedrooms are comfortable double rooms, providing excellent accommodation for family, guests, or home office use. The principal bedroom benefits from its own ensuite, while the remaining bedrooms are served by a family bathroom.





## 17 Folgate Close

Costessey, Norwich

All three bedrooms are comfortable double rooms, providing excellent accommodation for family, guests, or home office use. The principal bedroom benefits from its own ensuite, while the remaining bedrooms are served by a family bathroom.

- Offered with no onward chain
- Spacious bungalow extending to approx. 1,841 sq. ft. with great potential
- Bright sitting room with three large windows, ideal for flexible furniture layouts
- Dining room with direct access to the rear garden
- Kitchen with ample worktop space and storage, leading to a conservatory
- Large entrance hallway with excellent cupboard storage
- Three double bedrooms, including a principal with ensuite
- Wrap around garden with mature shrubs and flowers on a corner plot
- Detached double garage with electric roller doors





## 17 Folgate Close

Costessey, Norwich

### Outside

Situated on a large corner plot, the property boasts a wrap around garden with mature shrubs and flowers, creating a private and established outdoor setting. The garden offers a wonderful space for relaxing, entertaining, or enjoying the outdoors.

In addition, there is a detached double garage equipped with electric roller doors, providing secure parking and excellent storage.

### The Location

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 active community life including events and social gatherings.

Council Tax band: E

Tenure: Freehold





## GARDEN

Wrap around garden with mature shrubs and flowers on a corner plot

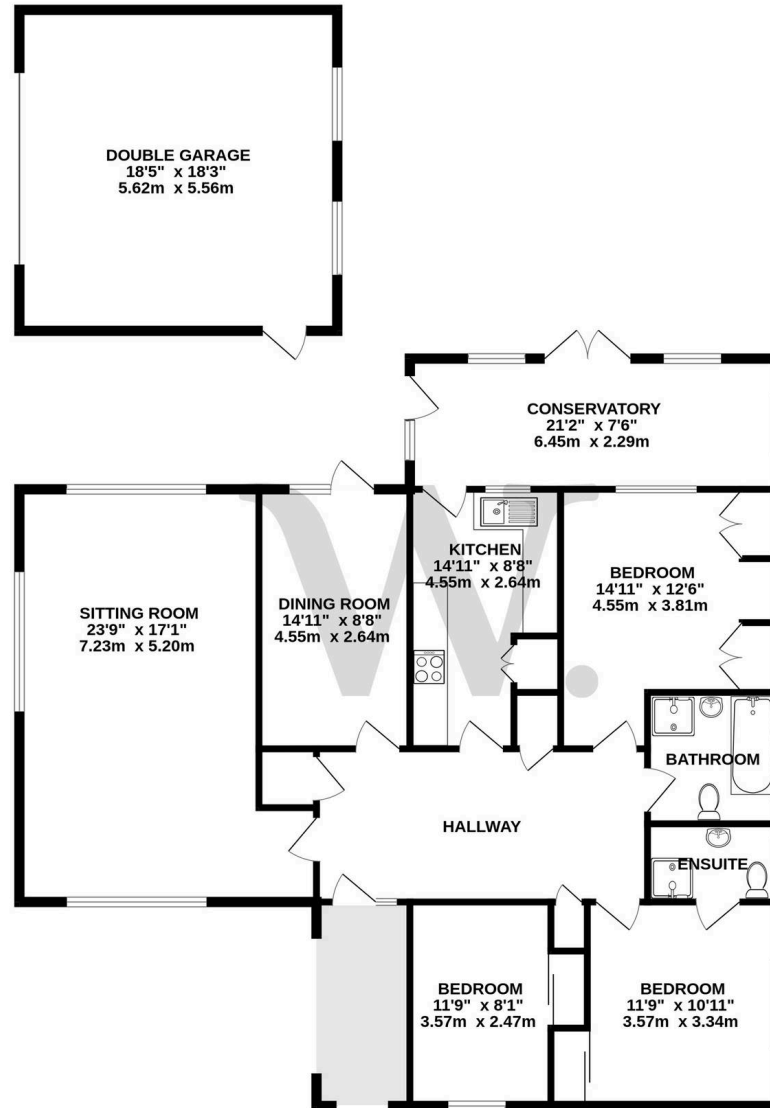
## DOUBLE GARAGE

1 Parking Space

Detached double garage with electric roller doors - with double parking at the front



GROUND FLOOR  
1841 sq.ft. (171.0 sq.m.) approx.



TOTAL FLOOR AREA: 1841 sq.ft. (171.0 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.  
Made with Metropix ©2026