

LEASEHOLD



Coachhouse

REDPOLL ROAD QUEENS HILLS COSTESSEY NR8 5FZ

Offers In Excess Of
£175,000

FEATURES

- Coach House
- Own Entrance
- Spacious
- Family Bathroom
- Close To Shops
- Two Bedrooms
- Open Plan Living
- Nice Kitchen
- Allocated Parking
- Seller Found



2 Bedroom Coachhouse located in Costessey

Welcome to Redpoll Road in Costessey, Norwich, this delightful coach house offers a perfect blend of modern living and convenience. Built in 2010, this property spans an impressive 786 square feet and has been meticulously maintained, with updated flooring completed in 2025.

As you enter, you are welcomed by a ground-level lobby that leads you to the main open plan living area. The heart of the home is the spacious 18-foot dual aspect sitting/dining room, which is bathed in natural light thanks to the French doors that open onto a lovely Juliet balcony. This inviting space is ideal for both relaxation and entertaining, providing ample room for a formal sitting and dining suite.

Adjacent to the living area, the kitchen boasts a contemporary design with a range of wall and base-mounted storage units, integrated appliances including a fridge/freezer, oven, and a four-ring gas hob with extraction. The open-plan layout ensures a seamless flow between the kitchen and living space, making it perfect for modern lifestyles.

The property features two well-proportioned bedrooms, both benefiting from the immaculate decorative order throughout. The second bedroom, currently used as a nursery, is versatile enough to serve as a single bedroom. The principal bedroom, located at the end of the hallway, is a generous double room with additional storage options. Just next door, the four-piece family bathroom is elegantly designed with a fully tiled surround, a shower over the bath, and a separate shower cubicle.

With allocated off-road parking to the rear and situated just a short walk from local amenities and the Longwater retail park, this coach house is an ideal choice for first-time buyers or investors. Additionally, its proximity to the University of East Anglia and the hospital enhances its appeal. This property truly represents a wonderful opportunity to enjoy comfortable living in a sought-after location. Added bonus that the sellers have found.

Entrance Hall

Sealed unit double glazed entrance door to small hall. Stairs up to the property.

Open Plan Living

Landing at the top of the stairs with doors to principal bedroom, bathroom and opening to living space.

Sitting/Dining Room

18'6 x 14'9

Sealed unit double glazed double doors to a Juliet balcony, sealed unit double glazed window to the rear so plenty of light to this spacious room. Opening to the kitchen and door to bedroom two. Radiator and airing cupboard.

Kitchen

7'0 x 7'9

Sealed unit double glazed window to the rear, range of base and wall mounted units, integrated appliances to include oven, hob, extractor fan, fridge/freezer and washing machine.

Principal Bedroom

11'10 x 10'7

Sealed unit double glazed window to the front and radiator.

Bedroom Two

10'5 x 7'0

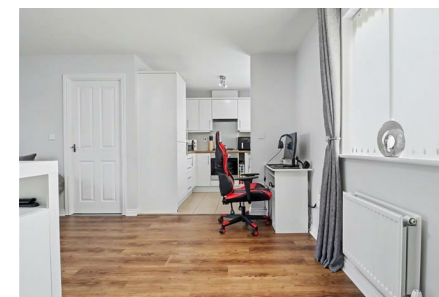
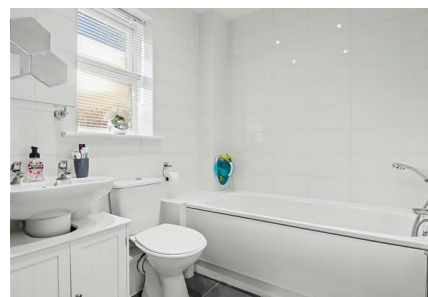
Sealed unit double glazed window to the front and radiator.

Bathroom

Sealed unit double glazed window to the rear, panel bath, wash hand basin, wc and a walk in shower cubicle. Splash backs and radiator.

Outside

Allocated parking space to the rear along with shared visitors spaces.





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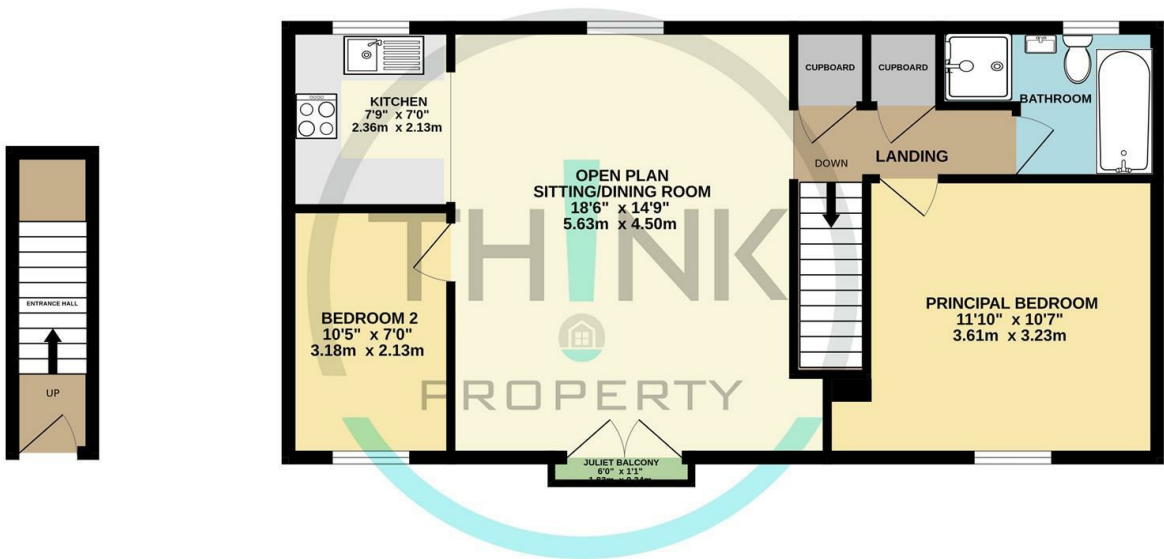
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Council Tax Band
B

GROUND FLOOR

FIRST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

