



104 Vanguard Chase | Costessey | Norwich | NR5 0UH

£290,000

****STUNNING HOPKINS HOMES BUILT PROPERTY**** Gilson Bailey are delighted to offer this stunning and modern, three bedroom house, ideally situated in the highly sought after suburb of Costessey, offering easy commuting into Norwich City Centre and excellent access to the A47 and A11. The property is also within walking distance of Longwater Retail Park, Roundwell Medical Centre and local schools, with the University of East Anglia and Norfolk and Norwich University Hospital also within easy reach. Beautifully presented and offering spacious, contemporary accommodation throughout, the ground floor comprises a welcoming entrance hall, comfortable lounge, stylish kitchen/diner perfect for everyday family living and entertaining, and a convenient WC. On the first floor there are three generous double bedrooms and a modern family bathroom off landing, with bedroom one further benefiting from its own en-suite shower room. Outside, the property enjoys a front driveway providing off road parking for two cars, while to the rear is a good sized and well maintained enclosed garden, providing an ideal space for relaxing and entertaining. Further benefits include double glazing, gas heating and excellent condition throughout, allowing the new owners to move straight in and enjoy. Combining modern living, generous accommodation and a highly convenient location, this fantastic property would make an excellent first time purchase or family home, so be quick to book a viewing.





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. The 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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Location

Costessey can be found to the west of Norwich and offers an excellent selection of amenities, including good primary and secondary schooling, a variety of shops, popular local pubs and restaurants. The area is particularly convenient for commuters, with easy access into Norwich City Centre and excellent road links to both the A47 and A11. Longwater Retail Park and Roundwell Medical Centre are within walking distance, while the University of East Anglia and Norfolk and Norwich University Hospital are also easily accessible. Costessey further benefits from good public transport links in and out of the city centre, making it a convenient and well-connected place to live.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 15'8" x 10'10"

Double glazed window, two radiators.

Kitchen/Diner 17'7" x 8'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and tumble dryer, double glazed window, radiator, patio doors.

WC 6'0" x 2'10"

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'0" x 10'11"

Double glazed window, radiator, built in wardrobe.

En-Suite 6'5" x 6'1"

Shower cubicle, low level WC, hand wash basin, radiator, double glazed window.

Bedroom Two 17'3" x 9'4"

Two double glazed windows, two radiators, built in wardrobe.

Bedroom Three 11'0" x 9'3"

Double glazed window, radiator.

Bathroom 7'8" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Driveway providing off road parking.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, enclosed by wooden fencing.

Local Authority

South Norfolk District Council, Tax Band C.

Tenure

Freehold

Current Greenbelt charge £25.60 per month

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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	

Local Authority

South Norfolk District Council, Tax Band C

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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