

FREEHOLD



House - Semi-Detached

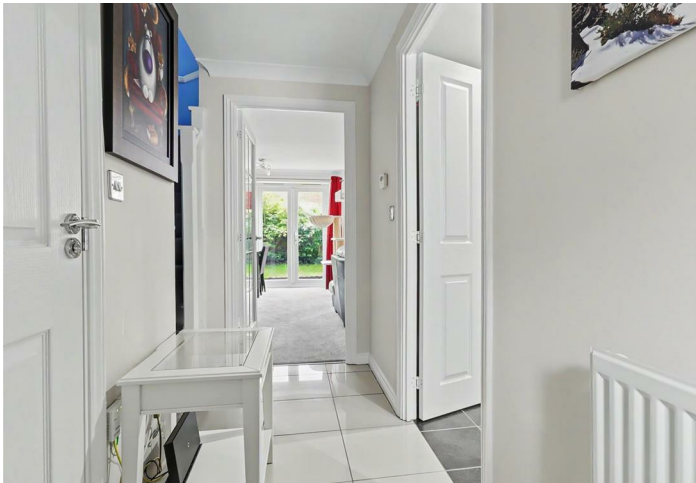
46 REDPOLL ROAD, COSTESSEY, NORWICH, NR8 5FZ

Asking Price

£240,000

FEATURES

- Semi Detached House
- Lounge/Dining Room
- Three Bedrooms
- Bathroom
- Parking and Single Garage
- Entrance Hall
- Kitchen
- Ensuite to the Master
- Enclosed Rear Garden
- Call now to view



3 Bedroom House - Semi-Detached located in Norwich

Nestled on the charming Redpoll Road in Costessey, Norwich, this well-presented three-bedroom semi-detached home offers a delightful blend of comfort and convenience. Upon entering, you are greeted by a welcoming entrance hall that leads you into the heart of the home. The spacious lounge/diner which provides an ideal setting for both relaxation and entertaining, making it perfect for family gatherings or quiet evenings in.

The kitchen is thoughtfully designed, offering ample space for culinary pursuits and everyday living. The property boasts a master bedroom complete with an ensuite, ensuring privacy and comfort, while an additional cloakroom on the ground floor adds to the practicality of the layout.

Step outside to discover an enclosed rear garden, a perfect sanctuary for outdoor enjoyment, whether it be for gardening or simply soaking up the sun. Additionally, the property includes a single garage providing valuable storage space and a driveway providing additional off road parking.

This home is not only well-appointed but also conveniently located, making it an excellent choice for families or professionals seeking a peaceful yet accessible living environment. With its appealing features and inviting atmosphere, this property is sure to attract those looking for a lovely place to call home in Norwich.

Entrance Hall

Door to front, door to cloakroom, door to kitchen, door to lounge, stairs to first floor, tiled floor

Cloakroom

Fitted with a two piece suite, comprising of low level wc, hand was basin, window to front, tiles splashback

Kitchen

fitted with a range of wall base and drawer units, with worktop over, stainless steel, 1 and a half stainless steel sink, fridge freezer, built in double electric oven, gas hob and extractor over, space for washing machine, tiles splashbacks, tile floor and window to front aspect

Lounge/Dining Room

Double doors leading out to the garden, window to the rear, under stair storage cupboard, and radiator

Landling

With doors to all rooms, loft access, and storage cupboard

Bedroom 1

Window to the rear aspect, built in double wardrobes, radiator, door to en suite

Ensuite

Comprising of 3 piece suite, shower cubicle, hand wash basin, low level wc, radiator, part tiled walls

Bedroom 2

Window to the front aspect, radiator

Bedroom 3

Window to the rear aspect, radiator

Bathroom

Fitted with a three piece suite comprising of low level wc, hand wash basin with pedestal, panelled bath, part tiled walls, radiator, and window to the front aspect

Outside

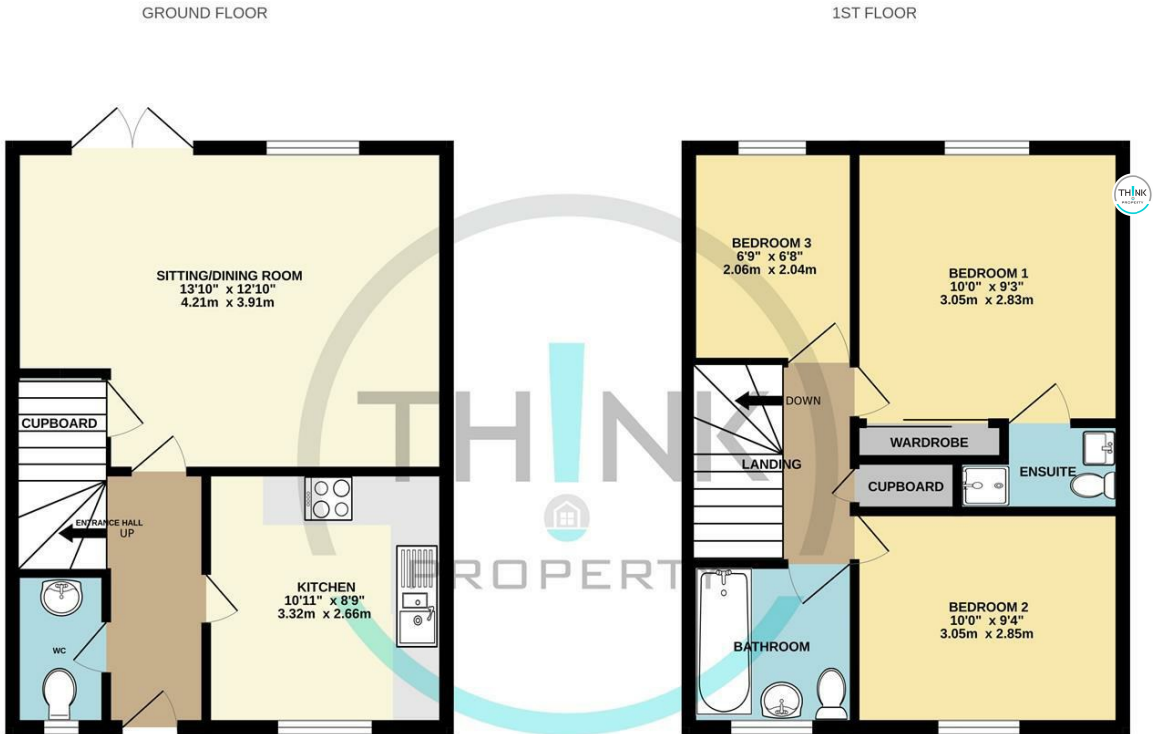
The property is approached by a pathway, leading to the front door, and the front garden has slate borders for low maintenance, there is also a driveway providing off road parking leading to a single garage with up and over door, to the rear the garden features patio area, lawned area and a variety of shingle slate and bark borders, there is an outside tap and also a door leading to the single garage



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Council Tax Band
C



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		77	82
(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.

