



SIGNATURE

Silver Spring The Croft, Costessey

Guide Price £800,000

websters.



Silver Spring The Croft

Costessey, Norwich

HOUSE

Occupying a superb elevated position within the sought-after area of The Croft in Costessey, Silver Spring is an impressive residence originally built as a cottage in 1910, later significantly extended and remodelled in 1975, and more recently renovated to create a beautifully presented and highly versatile family home. Offering almost 2,500 sq ft of accommodation, the property is set within approximately 2 acres of gardens and woodland, combining generous internal space with extensive outdoor grounds in a highly desirable setting.

The property is approached via a driveway providing ample off-road parking together with a useful car port.

The ground floor accommodation is centred around a welcoming entrance hall leading to a superb triple-aspect sitting room measuring approximately 24'5 x 12'3, creating a bright and spacious principal reception area. A separate sun room provides an additional reception space overlooking the grounds, while the dining room offers an ideal setting for entertaining.





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The recently updated fitted kitchen is complemented by a separate utility room and ground floor shower room. Three bedrooms on this level provide flexible accommodation suitable for family living, guests or home working. The first floor continues to impress with a spacious landing leading to the principal bedroom suite, featuring a dressing room, en suite and balcony to the front enjoying the elevated outlook. Two further bedrooms are located on this floor together with a family bathroom.

Externally, the combination of lawned gardens and established woodland creates a unique setting rarely found within such a convenient location.

OUTSIDE

Silver Spring enjoys a superb elevated position, set well back from the road and approached via a private driveway, immediately giving a sense of space and separation from the surrounding area. The approach leads to ample off-road parking, providing practicality for multiple vehicles while complementing the property's impressive setting.





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The property stands in approximately 2 acres in all, offering a rare and substantial plot within this sought-after location.

The front of the property opens out into a substantial lawned garden, offering a generous expanse of green space that enhances the home's open and airy feel. Mature surroundings frame the plot, contributing to a well-established and attractive outdoor environment.

A standout feature of the grounds is the substantial area of woodland, adding both character and a natural backdrop to the setting. This wooded section not only creates a pleasing contrast to the open lawn but also provides a wonderful sense of depth and seasonal interest throughout the year, with changing colours and textures enhancing the outlook.



The elevated position of the property allows for pleasing views across the surrounding landscape, giving an added sense of openness and outlook that is rarely found. This combination of height, scale and mature planting ensures the gardens feel both expansive and visually appealing.



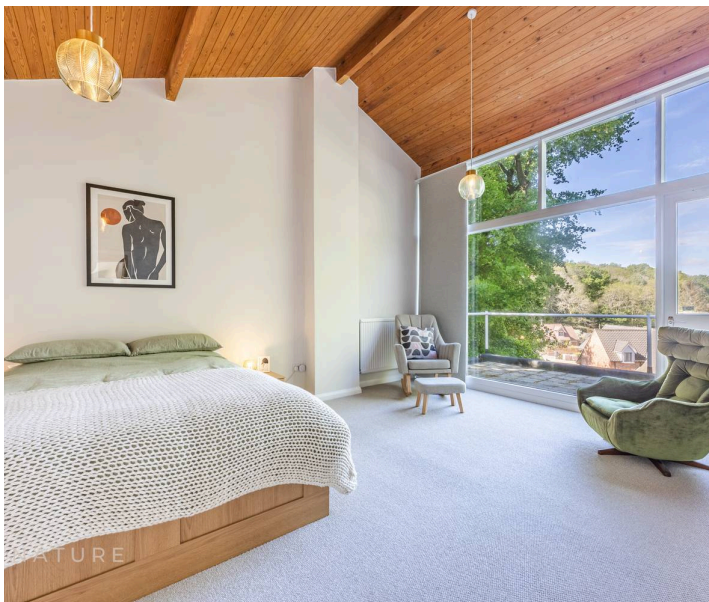
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Overall, the outside space at Silver Spring is a key feature of the property, offering a generous blend of lawn, woodland and open outlook, all accessed via a well-defined driveway with ample parking. It provides an ideal setting for outdoor enjoyment, landscaping potential and a strong connection to the natural surroundings.

LOCATION

Situated in the highly sought-after suburb of Costessey, Silver Spring enjoys an excellent elevated position on the western edge of Norwich, offering the perfect balance of peaceful residential living and superb connectivity. Costessey has become one of the area's most popular locations for families, professionals and retirees alike thanks to its strong community feel, excellent amenities and easy access into the city.





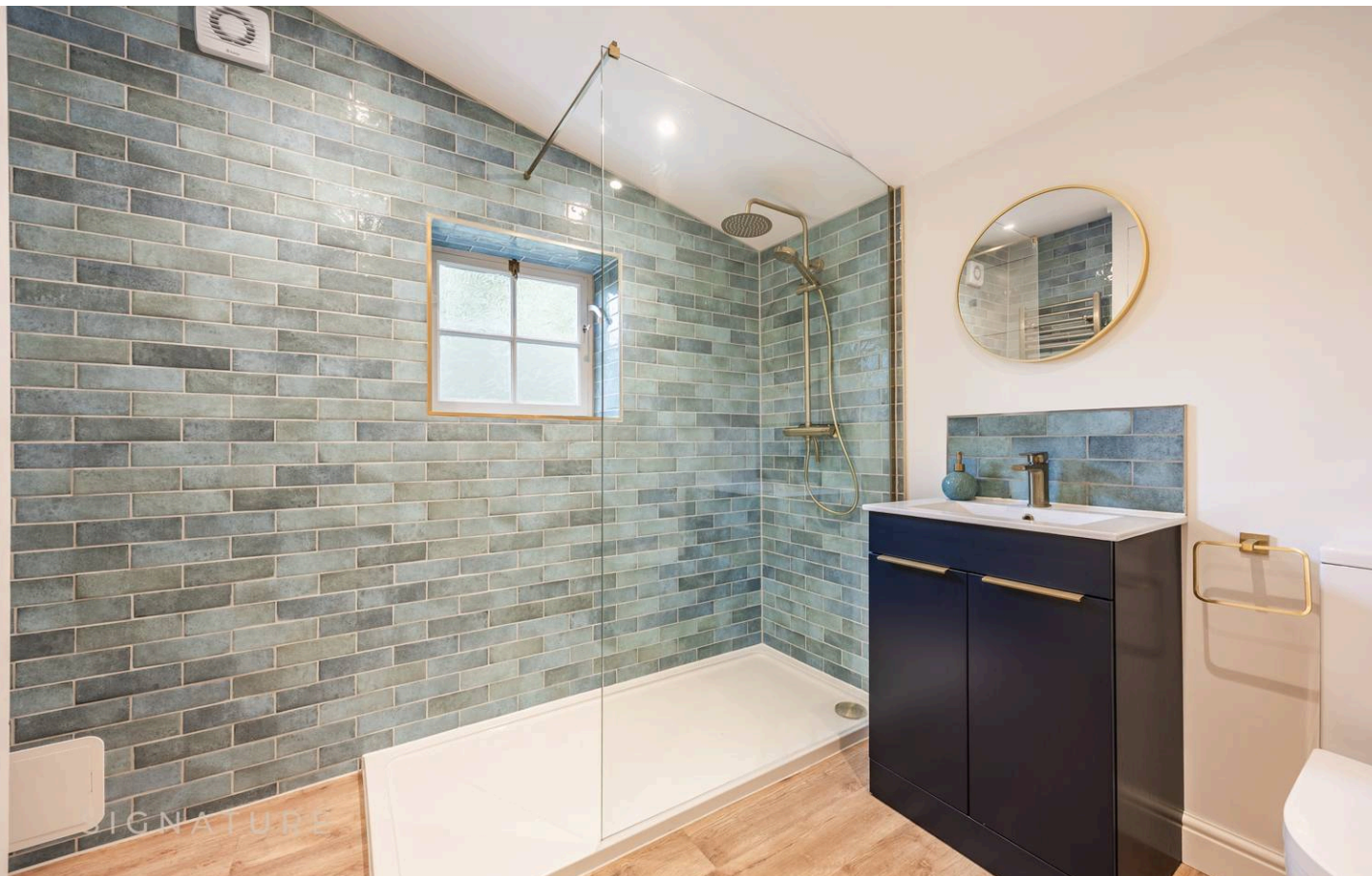
Silver Spring The Croft

Costessey, Norwich

The property is ideally placed for commuters, with quick and convenient access to the A47 Southern Bypass and the Norwich Northern Distributor Road (NDR), providing excellent routes across Norfolk, East Anglia and beyond. Norwich city centre is just a short drive away, offering a vibrant mix of shopping, dining, entertainment and historic attractions, alongside direct rail links to London Liverpool Street and Norwich International Airport nearby, making the area particularly attractive for those who travel regularly for work or leisure.

Costessey itself benefits from a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities, fitness centres and leisure amenities. The nearby Longwater Retail Park offers further convenience with a selection of national retailers, supermarkets, home stores and popular eateries. The area is also well regarded for its schooling options, with a range of well-respected primary and secondary schools nearby, adding to its appeal for growing families.





Silver Spring The Croft

Costessey, Norwich

For those who enjoy the outdoors, the area offers an abundance of green spaces, countryside walks and recreational routes, including the popular Marriott's Way trails, nearby woodland walks and easy access to the Norfolk countryside. Combining convenience, connectivity and a desirable residential setting, Silver Spring represents an outstanding opportunity to enjoy modern living in one of Norwich's most well-connected and popular suburban locations.

SERVICES CONNECTED

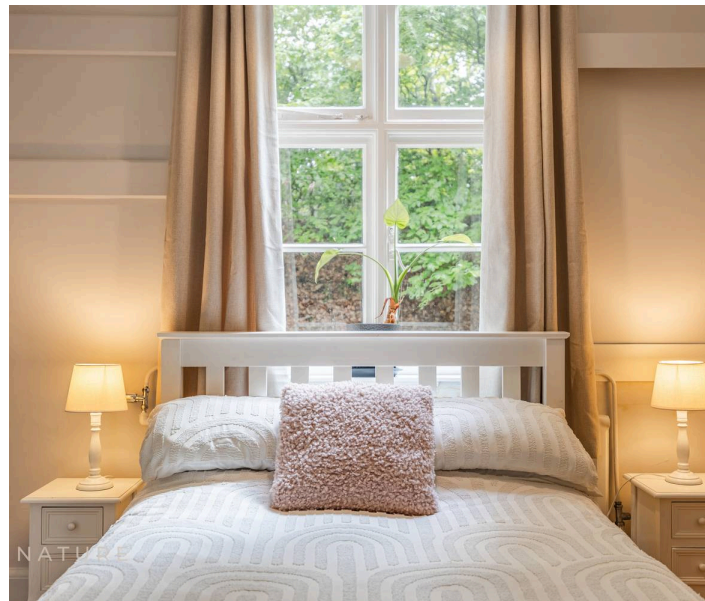
- Oil fired central heating
- Mains electricity
- Mains water
- Mains drainage

COUNCIL TAX

South Norfolk District Council, Band G

TENURE

Freehold: NK410455





ENERGY PERFORMANCE RATING

Rating G, Ref: 8448-7224-5520-0777-2906

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.service.gov.uk/find-a-certificate/search-by-reference-number> and enter in the above reference number.

Alternatively, the full certificate can be obtained through Websters..

WHATTHREEWORDS

The entrance to the driveway on The Croft is located using the following combination:

///stick.soap.frames

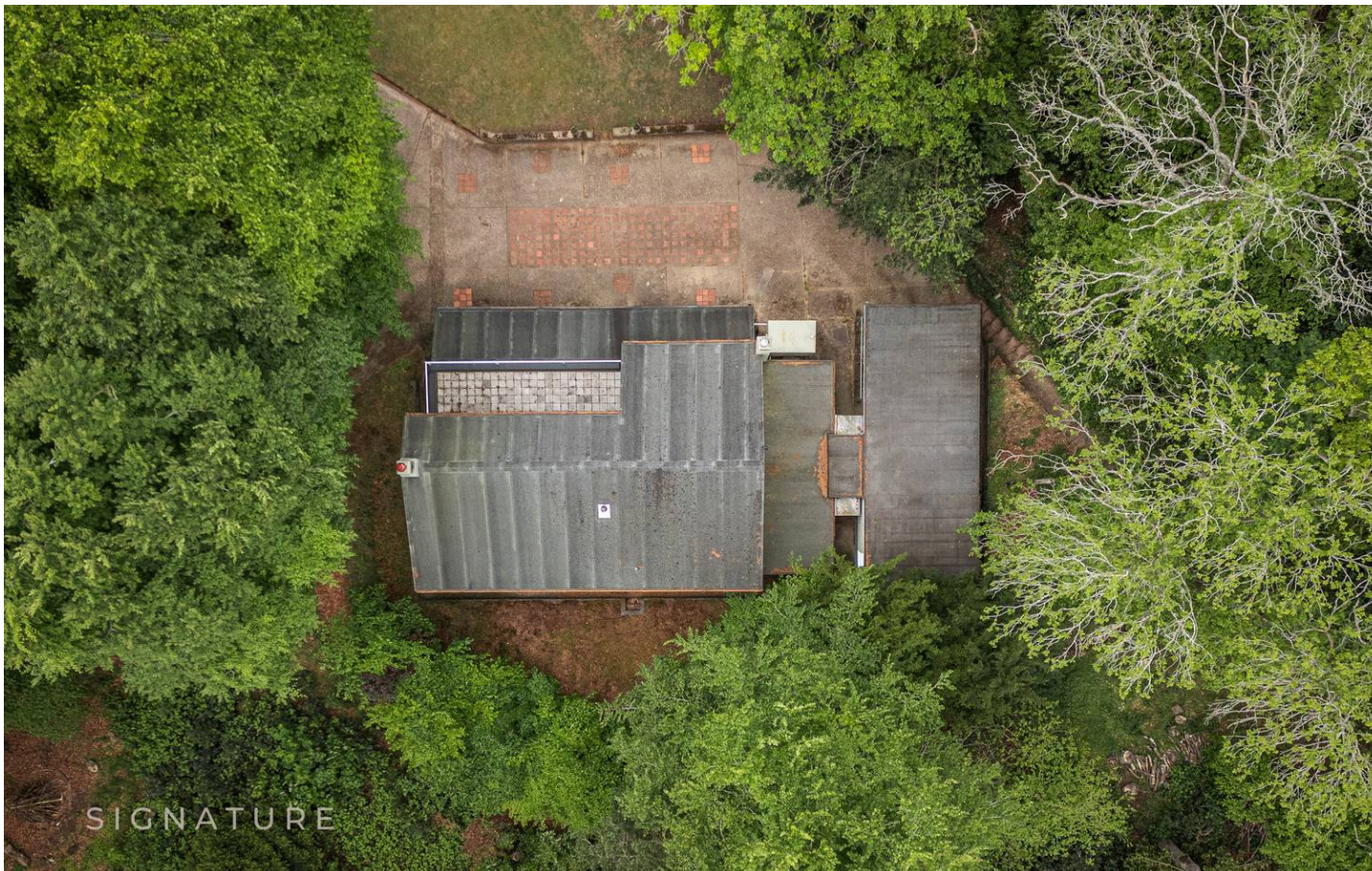
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G





Silver Spring The Croft

Costessey, Norwich

- Impressive detached modern residence extending to almost 2,500 sq ft
- Occupying an elevated position within the sought-after Croft area of Costessey
- Set within approximately 2 acres of gardens and established woodland
- Spacious 24'5 triple-aspect sitting room with excellent natural light
- Versatile accommodation arranged over two floors
- Six well-proportioned bedrooms including impressive principal suite
- Principal bedroom with dressing room, en suite and balcony
- Modern fitted kitchen with separate utility room
- Ample off-road parking together with car port
- Convenient access to Norwich, the A47 and Northern Distributor Road (NDR)



Silver Spring, The Croft, Costessey, Norwich, NR8

Approximate Area = 2491 sq ft / 231.4 sq m (excludes carport & store)

Outbuilding = 124 sq ft / 11.5 sq m

Total = 2615 sq ft / 242.9 sq m

For identification only - Not to scale

