



101 Gurney Road, New Costessey

£490,000 Freehold

Set along the ever-popular Gurney Road in Costessey, this impressive four-bedroom detached bungalow delivers generous proportions and adaptable living throughout.



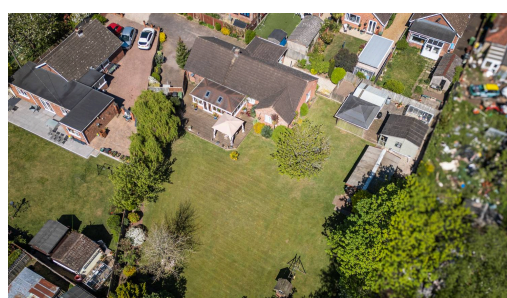
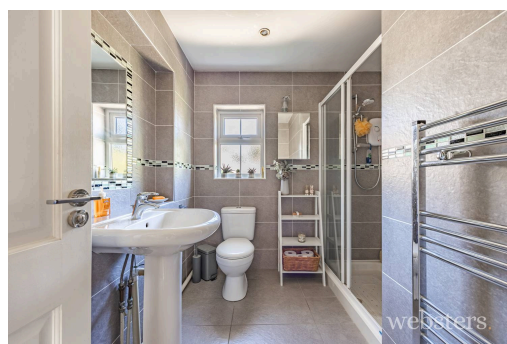
websters.

The Home

Set along the ever-popular Gurney Road in Costessey, this impressive four-bedroom detached bungalow delivers generous proportions and adaptable living throughout. Positioned on a substantial plot of approximately one-third of an acre (STMS), the property has been designed to balance comfort with practicality. Inside, the home offers a bright and versatile layout. A spacious main lounge creates a welcoming focal point, complete with a feature fireplace and seamless access into a large orangery, perfect for year-round enjoyment. A separate dining room connects easily to the living space, making it ideal for both family life and entertaining.



- Four-bedroom detached bungalow on a 1/3 acre plot (STMS)
- Spacious lounge, dining room, and large orangery
- Modern kitchen with utility room
- Two bathrooms, including separate shower room
- Generous driveway with ample parking
- Large, well-kept gardens with outdoor features
- Includes six-person hot tub
- Sought-after Costessey location near Norwich and amenities



The kitchen/breakfast room is well-appointed, offering ample storage, workspace, and room for a range-style cooker, alongside views over the garden and access to a useful utility area. All four bedrooms are well-sized, providing flexibility for family living, guest accommodation, or home working. Two bathrooms, including a dedicated shower room with underfloor heating, add convenience and comfort.

Outside Space

The exterior is a standout feature of this home. A long private driveway provides extensive off-road parking for multiple vehicles, enhancing both practicality and privacy. The gardens wrap around the property and extend to over 100 feet (STMS), offering a well-maintained and enclosed outdoor environment. Predominantly laid to lawn with established planting, the space also includes a decked seating area, a workshop, and a storage shed—ideal for hobbies or additional storage. For those who enjoy entertaining or unwinding outdoors, a six-person hot tub is included, adding a touch of luxury to this already generous setting.

Location

Costessey offers an appealing mix of semi-rural charm and everyday convenience, with Norwich just a short distance away by car, bike, or public transport. Excellent road links, including the A47 and Northern Distributor Road, ensure easy access in and out of the city. The area is well-served by local amenities, including shops, cafés, healthcare services, and leisure facilities, all within easy reach. Longwater Business Park is nearby, offering a wide selection of retail options. For outdoor enthusiasts, scenic walking and cycling routes such as Marriott's Way are close by, while green spaces, rivers, and woodland areas provide plenty of opportunities to enjoy nature.

Families benefit from a good choice of nearby schooling, making this location as practical as it is desirable.

Additional Information

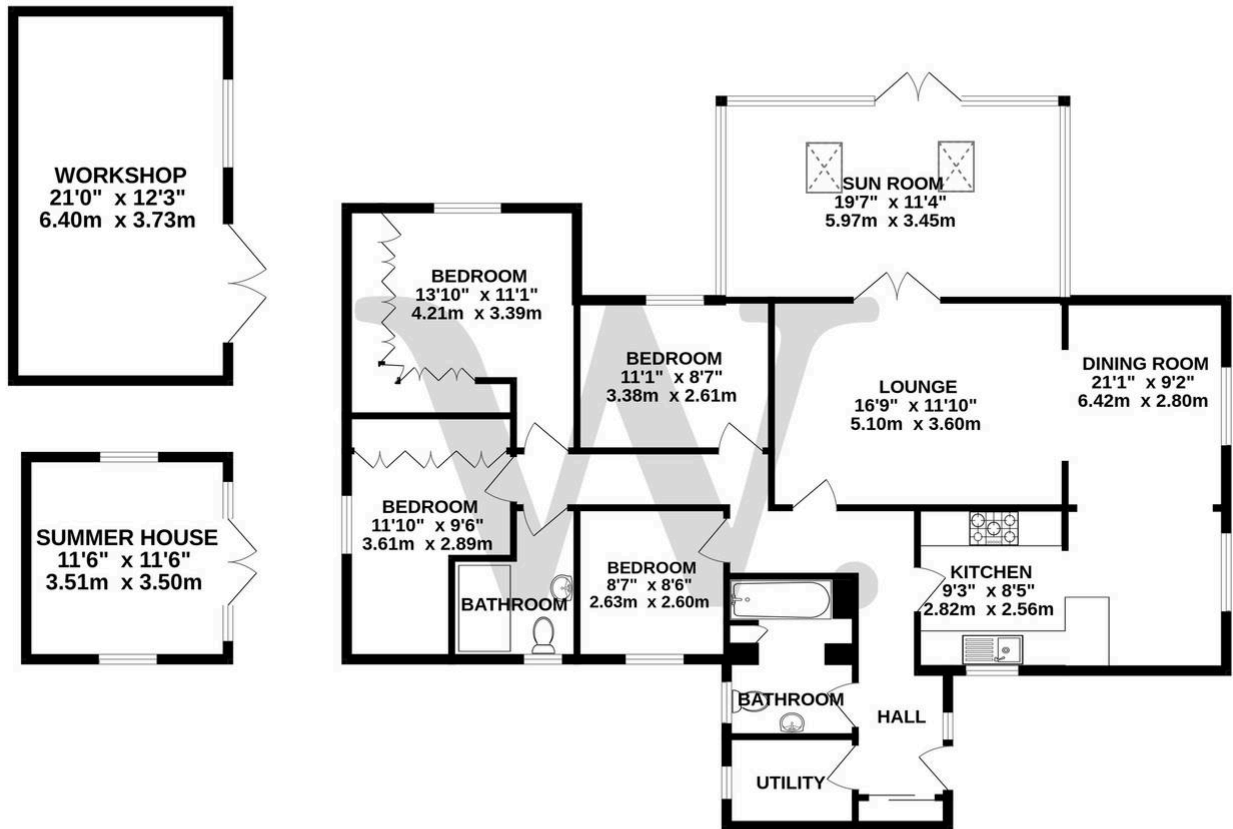
- › Freehold
 - › Mains services connected
 - › EPC Rating: C
- Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

GROUND 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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