



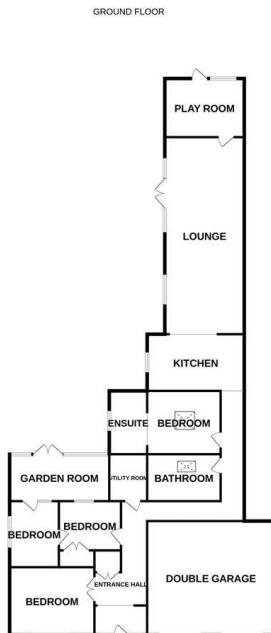
## 12 Longdell Hills | Norwich | NR5 0PB

**Guide Price £475,000**

\*\*GUIDE PRICE £475,000 - £500,000\*\* Gilson Bailey are thrilled to present this substantial four-bedroom detached bungalow, beautifully extended and renovated, and tucked away in the ever-popular suburb of Costessey. Stylishly finished throughout, the property offers versatile accommodation with a welcoming entrance hall, a spacious lounge complete with cosy wood burner and quirky hidden door to a playroom, a sleek modern kitchen, handy utility room, a light-filled garden room, and a large newly fitted family bathroom. The four generously sized bedrooms include a superb principal suite with its own en-suite shower room.

Outside, the home continues to impress: to the front, a driveway leads to a double garage with power and lighting, while the rear garden provides a wonderful private retreat with a sheltered seating area and wood burner, a dedicated BBQ space, and an impressive outdoor studio offering endless possibilities. Benefiting from gas central heating, double glazing, and offered with no onward chain, this turn-key bungalow is the ideal forever family home - early viewing is highly recommended to appreciate the space and quality on offer.





Whilst every effort 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 errors or omissions. The floorplan is intended for guidance purposes only and should not be relied upon as being accurate. Made with Meropia 0202

## Location

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to three bedrooms, utility room, bathroom and kitchen.

### Lounge 32'7" x 13'4"

Patio doors, double glazed window, radiator, wood burner.

### Kitchen 16'1" x 12'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and double oven, space for fridge/freezer and dishwasher, two double glazed windows, radiator.

### Play Room 12'9" x 9'8"

Fitted wall and base units, double glazed window, door to rear, radiator.

### Utility Room 6'7" x 6'5"

Space for washing machine and tumble dryer.

### Bathroom 12'2" x 8'4"

Large walk-in shower cubicle, separate panelled bath, low level WC, hand wash basin, radiator.

### Garden Room 16'6" x 6'8"

Patio doors to garden, radiator.

### Bedroom One 12'3" x 11'3"

Roof skylight, radiator.

### En-Suite 10'4" x 6'2"

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

### Bedroom Two 14'0" x 11'2"

Double glazed window, radiator.

### Bedroom Three 10'3" x 8'2"

Double glazed window, radiator, built in cupboards.

### Bedroom Four 11'8" x 8'2"

Double glazed window, patio doors, radiator.

### Outside Front

Paved driveway providing off road parking leading to a double garage with power and lighting.

### Outside Rear

Large lawned garden, sheltered seating area with wood burner, BBQ area, mature plants, shrubs and trees.

### Studio 15'2" x 15'0"

With power, lighting and electric heater.

### Local Authority

South Norfolk District Council, Tax Band D.

### Tenure

Freehold

### Utilities

Fibre to the cabinet broadband available.  
 Mains gas, water and electric.



### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            | 74                         | 78  |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

### Local Authority

South Norfolk District Council, Tax Band D

### 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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