



8 Green Hills Close, Costessey

Norwich

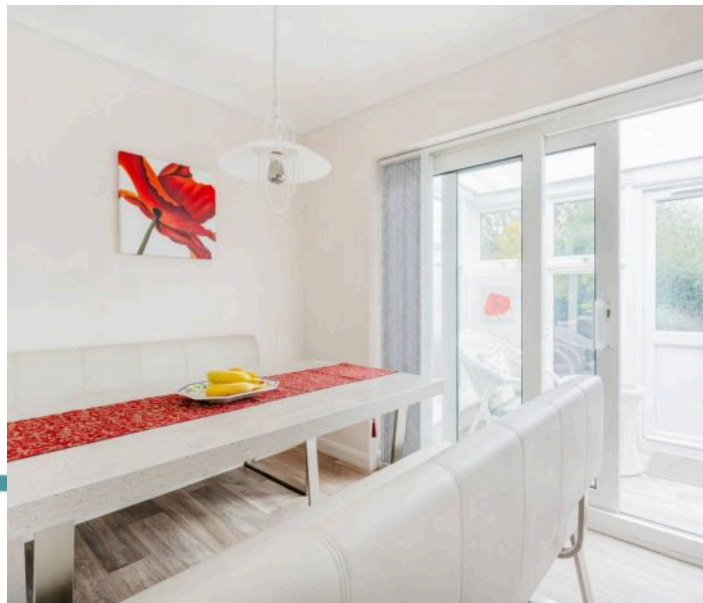


Minors & Brady

8 Green Hills Close

Costessey, Norwich

Green Hills Close offers a refurbished terraced bungalow set within a quiet cul de sac in Costessey, enjoying views across nearby green space and a peaceful setting. The home has been updated throughout and presents well-arranged accommodation that includes two generous double bedrooms, a modern family bathroom and an open-plan kitchen and dining area that leads through to a bright sunroom. The overall feel is comfortable and easy to settle into, with natural light and a layout that suits everyday living.



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8 Green Hills Close

Costessey, Norwich

- Guide price: £250,000 - £260,000
- Refurbished single-level terraced bungalow with contemporary finishes throughout
- Open-plan kitchen and dining area equipped space for appliances and ample storage
- Bright sunroom extension with large sliding doors and provides seamless access to the garden and plenty of natural light
- Two spacious bedrooms offering comfort and versatility for guests or a home office
- Sleek modern family bathroom featuring stylish fixtures and a shower over the bath
- South facing, non overlooked rear garden that has been carefully landscaped for easy outdoor enjoyment
- Quiet cul-de-sac location with scenic views of tree-lined fields, ideal for peaceful living
- Ample off-road parking available, accommodating multiple vehicles

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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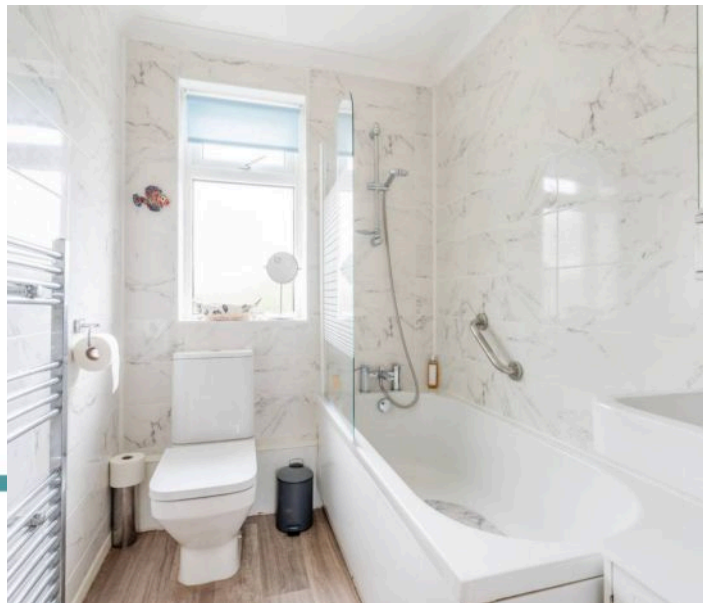
Costessey, Norwich

The Location

Situated in the desirable area of Costessey, this property offers a perfect blend of peaceful living and convenient access to local amenities. Just a short 0.5 miles away, you'll find the popular Costessey Centre, featuring a range of shops including a Co-op, a pharmacy and a delightful café for your morning coffee. For those who enjoy the outdoors, the picturesque Costessey Park is only 0.7 miles from your doorstep, providing ample green space for leisurely walks or family picnics. Additionally, the vibrant city of Norwich is just 3 miles away, offering a wealth of shopping, dining, and cultural experiences. With excellent transport links, including easy access to the A47, this location is ideal for both work and leisure.

Green Hills Close

Inside, the central hallway connects all rooms and sets the tone with wooden effect flooring. To the right sits the main living room, which offers a welcoming space with a feature fireplace as the focal point, carpeted flooring and enough room for a range of furnishings. Opposite is the second bedroom, currently used as a study, which works well either as a smaller double or a spacious single. The main bedroom is positioned at the rear and benefits from two built in storage cupboards and a pleasant view over the garden.



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Costessey, Norwich

The fitted kitchen is a sociable part of the home with modern units, tiled splashbacks, space for appliances and a handy pantry or utility cupboard. This flows directly into the dining area and then through sliding doors into the sunroom, which opens out to the garden and helps create a relaxed, open plan feel. The bathroom has also been updated with a clean, modern finish including a shower over the bath and a heated towel rail.

The rear garden has been thoughtfully landscaped with a shingle path, lawn, colourful planting and a raised flagstone seating area that catches the sun. A bespoke timber shed with electricity offers excellent storage, while a side gate leads back to the front. The property also benefits from ample off road parking on a generous driveway.

With its improved interiors, south facing garden, non overlooked position and a cul de sac location close to local amenities and transport links, this bungalow offers a comfortable and well balanced home in a sought after part of Costessey.



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Ground Floor
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

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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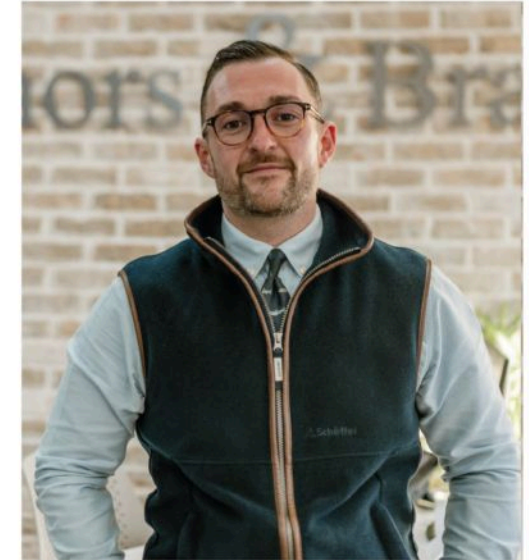
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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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