



Robin Hill

20a Pinewood Close, Hellesdon, Norwich, Norfolk, NR6 5LX

BROWN & CO



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Occupying a generous plot extending to approximately 0.75 acres (STMS), this detached bungalow enjoys a tucked-away position off Pinewood Close within the ever-popular suburb of Hellesdon. Offering spacious and versatile single-storey accommodation, mature gardens and excellent access to Norwich city centre, Norwich International Airport and the Broadland Northway, the property presents an exceptional opportunity for those seeking both privacy and convenience.

Offers in Excess of £475,000



DESCRIPTION

Set back from the road and approached via a private driveway, this detached bungalow offers well-proportioned accommodation arranged around a central entrance hall, creating a practical and welcoming layout.

The sitting room provides an excellent space for everyday living, benefiting from an abundance of natural light and generous proportions to accommodate a variety of furnishings. A separate dining room offers an ideal setting for entertaining, while the adjoining garden room features bi-fold doors opening onto the rear garden, creating an attractive connection between the indoor and outdoor living spaces.

The well-appointed kitchen is fitted with a comprehensive range of wall and base units complemented by ample work surfaces, a central island, butler sink, AGA and integrated dishwasher. A separate utility room provides additional storage and space for laundry appliances, with access to both the front and rear of the property.

There are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a spacious en-suite shower room. A further shower room serves the remaining

bedrooms, while bedroom three also enjoys the convenience of an adjoining WC.

Outside, the property occupies attractive mature gardens incorporating lawned areas, established trees and shrubs, ornamental ponds and a secluded wild garden, creating a peaceful and private setting. A generous driveway provides ample off-road parking and turning space, leading to the detached double garage with power, lighting and an electric door.

Offering flexible accommodation, generous outside space and a highly convenient location, this well-presented bungalow represents an excellent opportunity to acquire a detached home within one of Hellesdon's most established residential areas.

LOCATION

Pinewood Close is a peaceful residential cul-de-sac situated within the sought-after suburb of Hellesdon, approximately three miles north-west of Norwich city centre. The area offers an excellent range of everyday amenities including supermarkets, independent shops, schools for all ages, medical facilities, public houses and leisure amenities.

Excellent transport links include regular bus services, convenient access to Norwich International Airport, the Broadland Northway

(NDR) and the A47, providing straightforward connections across Norfolk and beyond.

DIRECTIONS

From Norwich, proceed along Cromer Road (A140) towards Hellesdon. Continue through Hellesdon before turning into Middletons Lane. Follow the road before turning into Pinewood Close, where the property will be found towards the end of the cul-de-sac.

AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with a camera using a wide-angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Brown & Co Norwich office. Tel 01603 629871.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



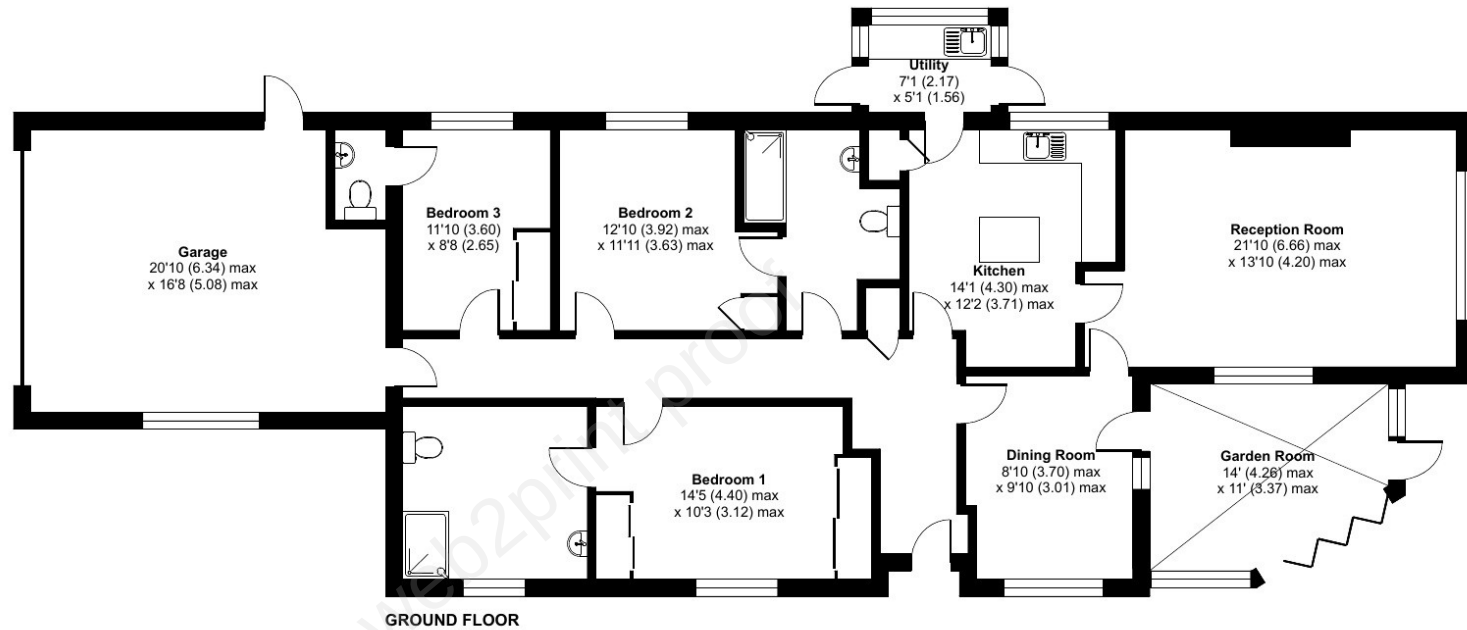
Pinewood Close, Norwich, NR6

Approximate Area = 1617 sq ft / 150.2 sq m

Garage = 326 sq ft / 30.2 sq m

Total = 1943 sq ft / 180.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Brown & Co. REF: 1486933

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