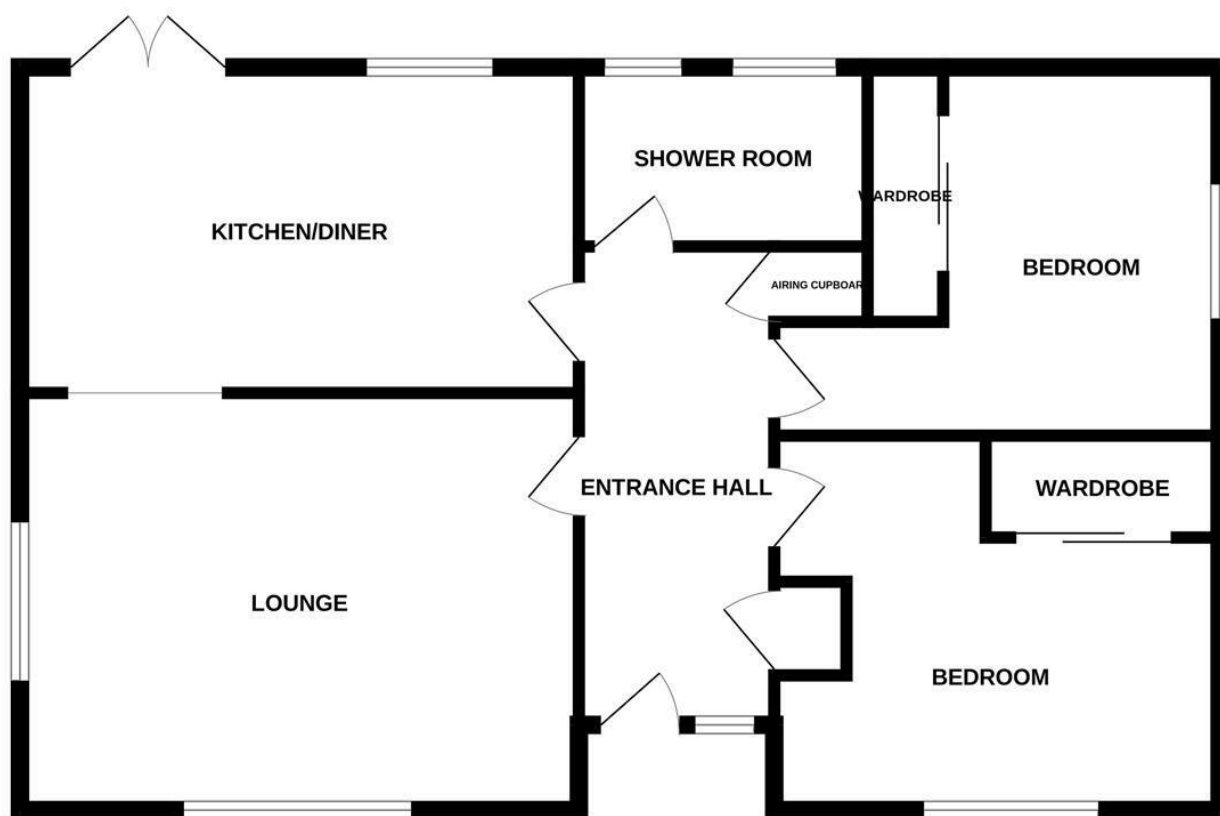


GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



20 Longdell Hills | Costessey | Norwich | NR5 0PB

Offers In Excess Of £360,000

****STUNNING DETACHED BUNGALOW SITUATED ON A CORNER PLOT**** Gilson Bailey are delighted to offer this must-see, exceptionally well-presented two-bedroom detached bungalow, occupying a generous corner plot in the highly sought-after suburb of Costessey. This superb home offers bright and spacious accommodation comprising an entrance hall, comfortable lounge and a beautifully modernised Mulberry kitchen/diner, perfectly designed for both everyday living and entertaining. There are two generous double bedrooms with built-in wardrobes and an impressive contemporary shower room finished to a high standard. Outside, the property continues to impress with a driveway providing off-road parking, a mature wrap-around front garden and a well-maintained rear garden with a terrace ideal for relaxing or hosting guests. Further benefits include a carport with electric door and a single garage complete with power, lighting and utility area. With double glazing, gas central heating and immaculate presentation throughout, this outstanding bungalow offers both quality and location – early viewing is highly recommended.

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.

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 lounge, kitchen/diner, two bedrooms and shower room.

Lounge 17'10" x 13'3"

Double glazed windows to front and side, two radiators.

Kitchen/Diner 17'10" x 10'4"

Quality fitted wall and base units with worktops over, sink, four ring induction hob with extractor over, fitted double oven, integrated fridge, freezer, dishwasher and bin, double glazed window to rear and side, patio doors to rear, two radiators, spotlights.

Bedroom One 14'2" x 11'10"

Double glazed window to front, radiator, built in wardrobes and dressing tables.

Bedroom Two 14'1" x 11'10"

Double glazed window to side, radiator, built in wardrobes and dressing tables.

Shower Room 9'2" x 5'8"

Walk in shower with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window to rear, tiled walls.

Outside Front

Wrap around shingled garden, driveway providing off road parking, leading to:

Carport

With electric roller door.

Garage

Power, lighting and utility area with space for washing machine and tumble dryer.

Outside Rear

Raised terrace seating area and views over the garden, artificial grass, patio, composite decking, enclosed by timber fencing.

Local Authority

South Norfolk District Council, Tax Band C.



Tenure

Freehold

Utilities

Fibre to the property.
Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

