



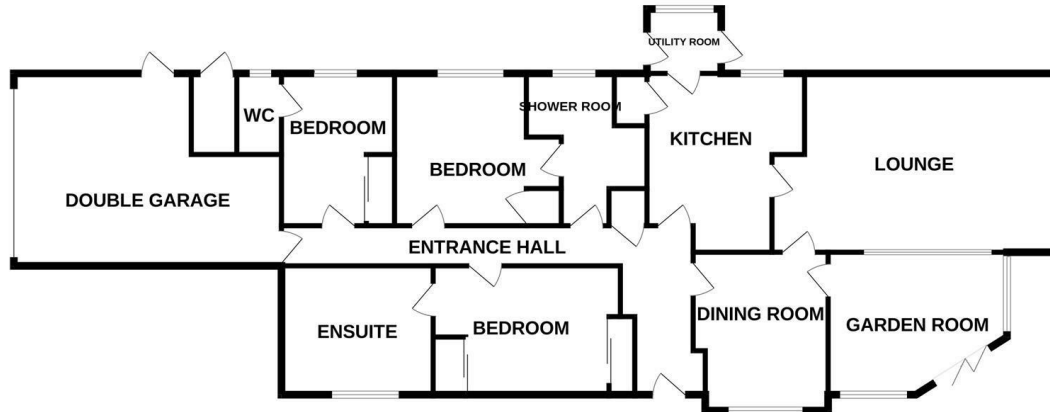
## Robin Hill, 20a Pinewood Close | Hellesdon | Norwich

**Asking Price £475,000**

Gilson Bailey are delighted offer, accessed via a private road and tucked away on a generous and beautifully landscaped plot of approximately 0.75 acres, this exceptional three-bedroom detached bungalow enjoys a wonderfully private and elevated position, boasting captivating views over a series of raised ponds, lush mature gardens, and the surrounding countryside. Offering a superb sense of space and versatility, the property features an inviting entrance hall, an elegant lounge, a well-appointed kitchen, utility room, formal dining room, charming garden room, and three well-proportioned bedrooms—complete with an en-suite bathroom to the principal bedroom and an en-suite WC to bedroom three. A wooden gate opens to a shared driveway (with right of way), leading to a sweeping private drive lined with established trees and shrubs, culminating in a generous parking and turning area in front of a double garage with electric door. The enchanting gardens gently unfold into lawned areas, tranquil ponds, and a secluded wild garden, creating an idyllic, one-of-a-kind setting that perfectly blends comfort, charm, and natural beauty



## 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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### Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to kitchen, dining room, three bedrooms, shower room and garage.

#### Lounge 21'10" x 13'8"

Two double glazed windows, radiator.

#### Kitchen 13'6" x 12'1"

Fitted wall and base units with worktops over, centre island, butler sink with tap over, AGA oven, integrated dishwasher, space for fridge/freezer, double glazed window.

#### Utility Room 5'7" x 4'11"

Space for washing machine and tumble dryer, door to front and rear, double glazed windows.

#### Dining Room 12'1" x 9'8"

Double glazed window, radiator.

#### Garden Room 13'10" x 11'0"

Bi-folding patio doors to garden.

#### Bedroom One 14'4" x 9'11"

Double glazed window, two built in wardrobes, radiator.

#### En-Suite 10'9" x 9'10"

Walk-in shower with rainfall shower, low level WC, hand wash basin, radiator, double glazed window.

#### Bedroom Two 12'10" x 11'9"

Double glazed window, built in wardrobe, radiator.

#### Shower Room 11'8" x 9'2"

Walk-in shower, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Bedroom Three 11'8" x 9'2"

Double glazed window, radiator.

#### WC

Low level WC, hand wash basin, frosted double glazed window.

#### Outside

The property is approached via a private, sweeping driveway flanked by mature trees and shrubs, leading to a spacious parking area and double garage with electric door. The gardens are a true highlight, featuring a series of raised ponds, established planting, lawned areas, and a secluded wild garden—offering a peaceful and picturesque outdoor setting.

#### Double Garage 20'7" x 15'10"

With power and lighting.

#### Local Authority

Broadland District Council, Tax Band D.

#### Tenure

Freehold

#### Utilities

Full fibre broadband available.  
 Mains 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.



### 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>		77
(55-68) <b>D</b>	65	
(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 2002/91/EC	

### Local Authority

Broadland 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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