



Longdell Hills, Norwich - NR5 0PB



Longdell Hills

Norwich

NO CHAIN! This DETACHED BUNGALOW occupies an elevated position extending to over 1,200 Sq. Ft (stms) with potential to MODERNISE & REMODEL, offering a blank canvas to create your dream home. Stepping through the HALLWAY ENTRANCE, you are greeted by an expansive 18' DUAL ASPECT SITTING & DINING ROOM, perfect for entertaining guests or relaxing with FRENCH DOORS leading out. The fully fitted KITCHEN provides ample space for culinary creations and benefits from INTEGRATED APPLIANCES. THREE BEDROOMS can be found from the hall, offering comfort and privacy. A three-piece FAMILY BATHROOM ensures convenience for all residents. Outside, the property boasts spacious DRIVEWAY PARKING & GARAGE, adding a touch of practicality. The rear GARDEN is FULLY ENCLOSED and offers a totally PRIVATE outlook

Council Tax band: D

Tenure: Freehold



- No Chain!
- Detached Bungalow
- Potential to Modernise & Remodel
- 18' Dual Aspect Sitting & Dining Room
- Fully Fitted Kitchen
- Three Bedrooms
- Driveway Parking & Garage
- Private & Enclosed Rear Garden

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

SETTING THE SCENE

The property can be found set back from the road, occupying an elevated positioning with a paved driveway leading up to the garage, whilst a generous frontage is primarily laid to lawn with a range of well established shrubs. The walkway leads up to the main entrance under an open porch.



THE GRAND TOUR

The spacious hallway entrance offers doors opening to all the accommodation and generous integrated storage space. Initially to left, the heart of the home lies in the 18' ft open plan sitting and dining room, enjoying a dual aspect from uPVC double glazed windows. The room is centred around a brick exposed feature fireplace allowing for a range of soft furnishing layouts and formal dining. Adjacent, the fully fitted kitchen enjoys a rear facing aspect. The kitchen itself offers a range of wall and base storage cupboards with integrated appliances including an oven and grill, four burner gas hob and extractor above with under counter space available for a dishwasher or washing machine and a fridge freezer. Down the hallway to the right, the main double bedroom can be found benefitting from large fitted wardrobes and uPVC double glazing. At the end of the hallway, two further bedrooms can be found, both enjoying views of the garden with uPVC double glazing and carpeted flooring. Completing the accommodation, the three piece family shower room includes a glass enclosed shower cubicle and integral storage.

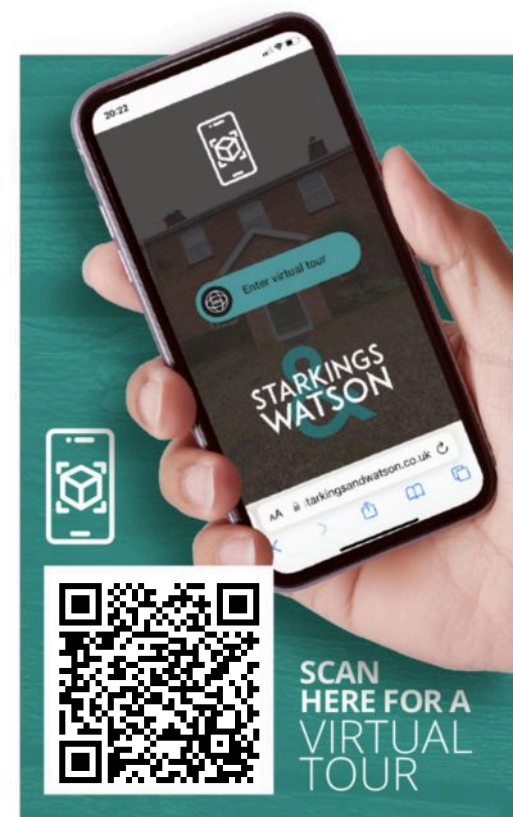
FIND US

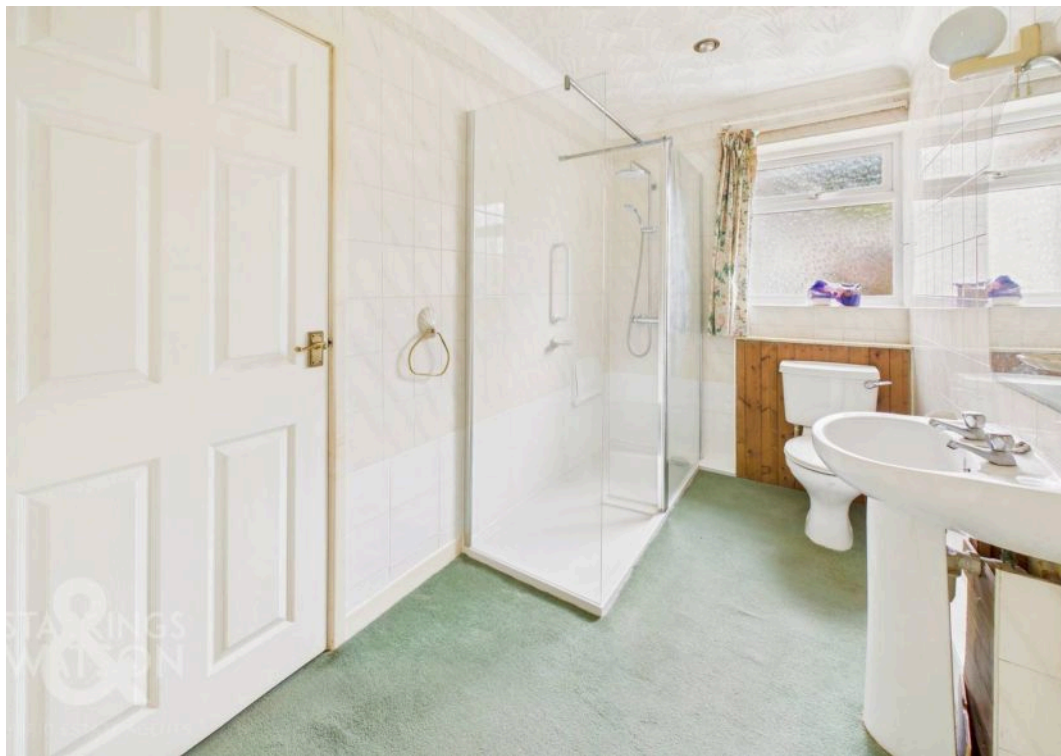
Postcode : NR5 0PB

What3Words : ///truck.shaped.lends

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



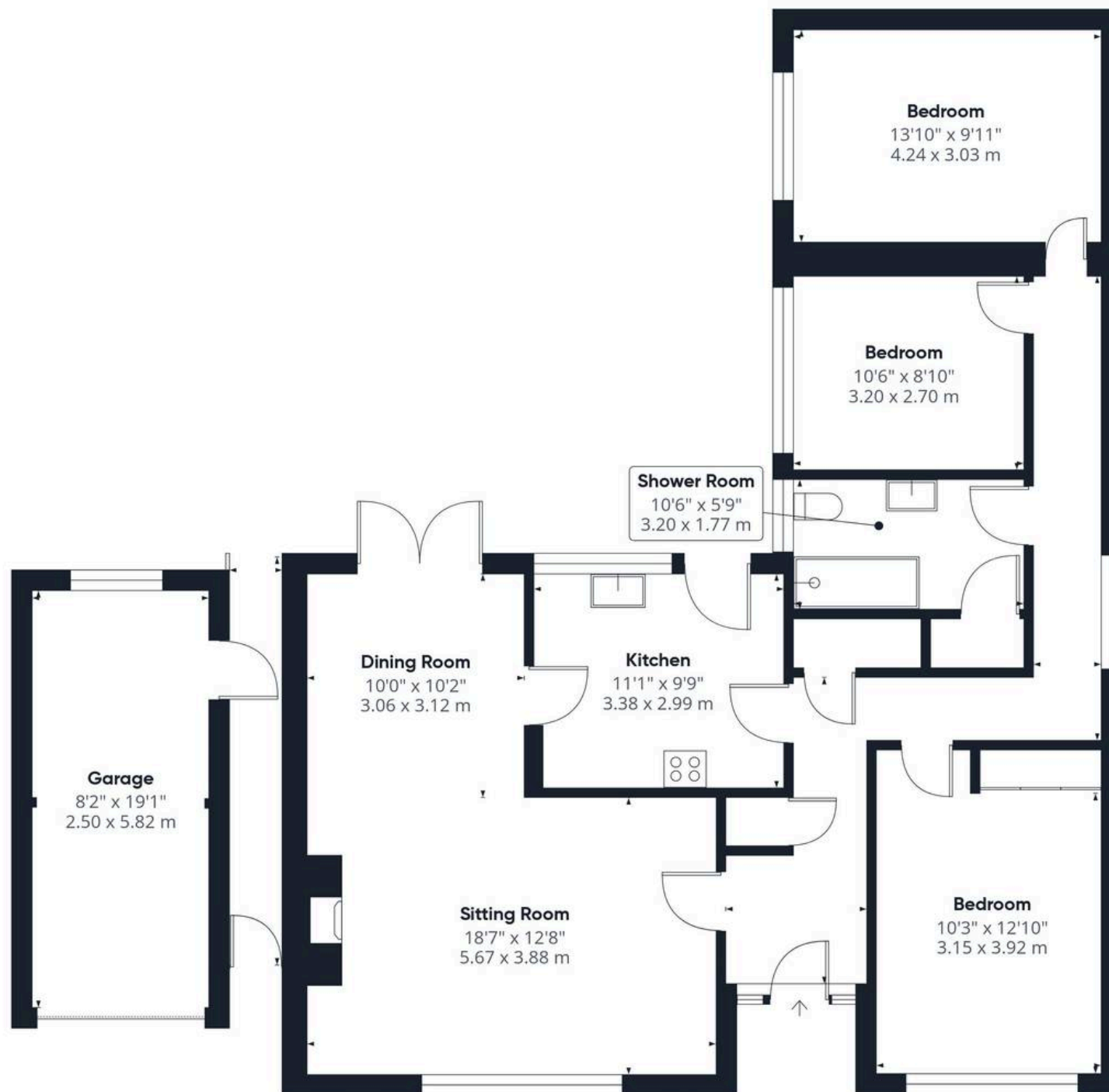




THE GREAT OUTDOORS

Outside, the garden is private and fully enclosed, initially opening to a generous flagstone patio, perfect for outdoor furniture to enjoy the summer months. The remainder of the garden is primarily laid to a well maintained lawn, bordered with a variety of well established shrubs. A storage shed can be found in the corner whilst a passageway leads to the frontage and allows pedestrian access into the garage.





Approximate total area⁽¹⁾

1243 ft²

115.5 m²

Balconies and terraces

56 ft²

5.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.