



45 Longdell Hills, Norwich

Offers in Region of £350,000

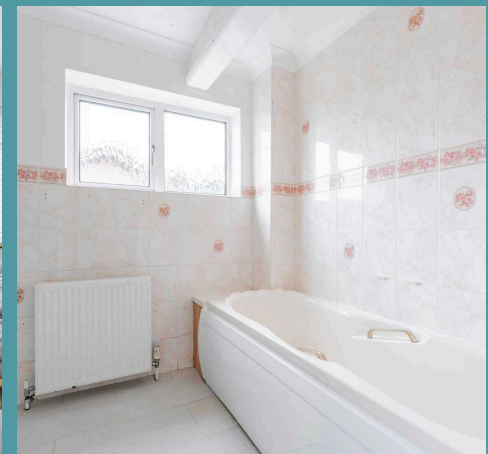
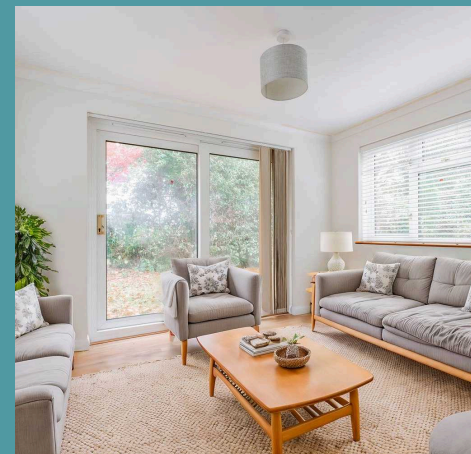
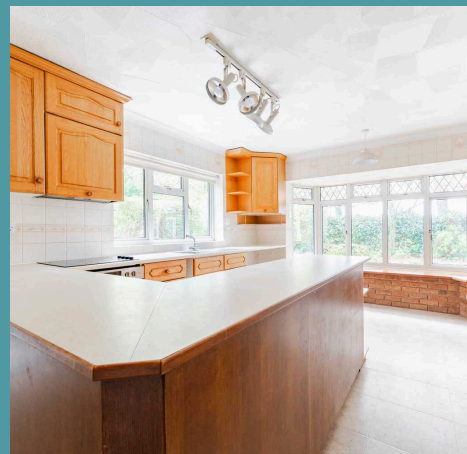
# 45 Longdell Hills

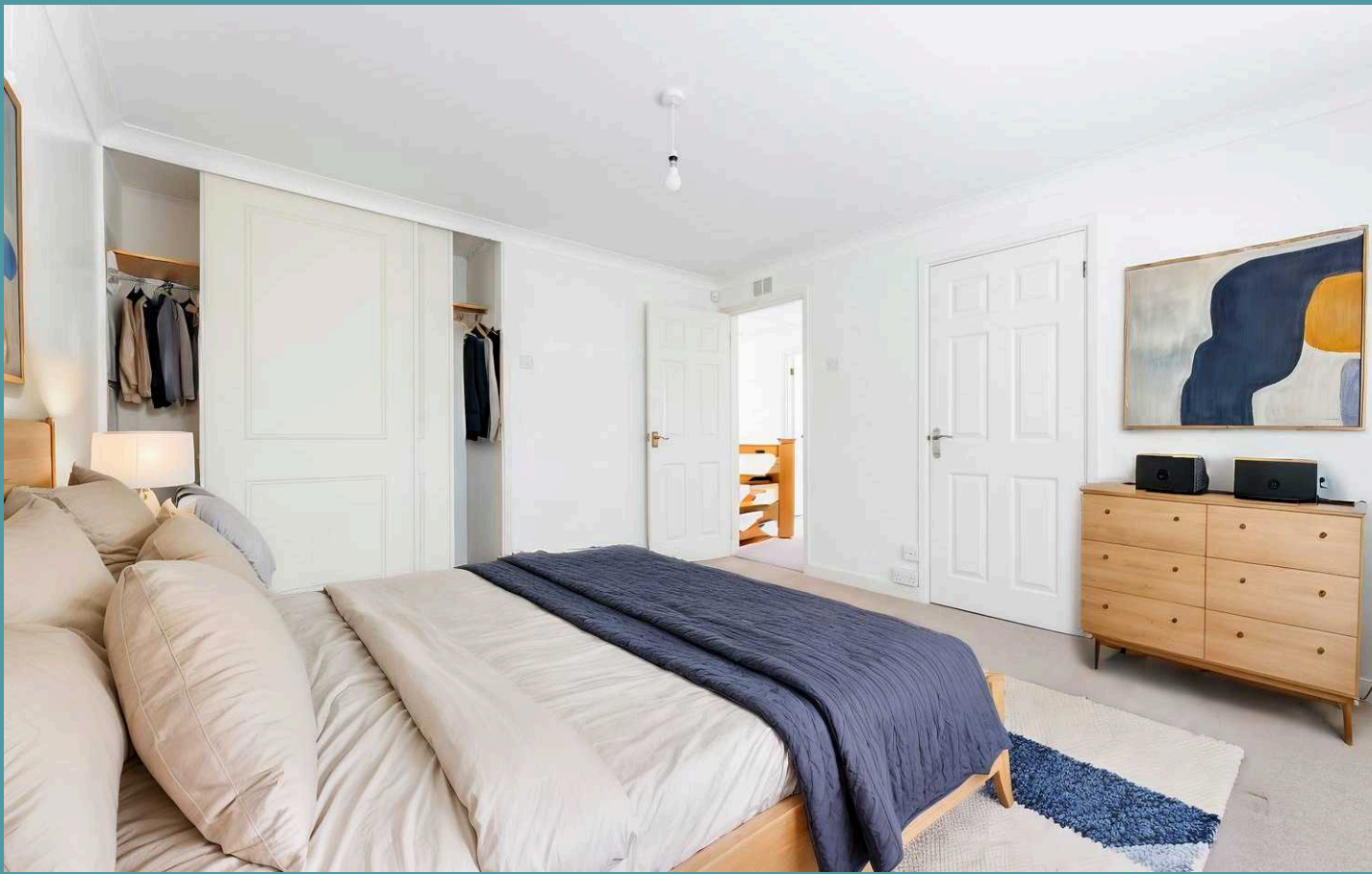
## Norwich

This spacious 3-bedroom detached family home in the desirable Costessey area near Norwich combines convenience and comfort on a quiet residential road. With ample off-road parking, a large double garage, and a generous garden, it offers both practicality and privacy. The property boasts well-proportioned living spaces, including a bright living room with garden access and three double bedrooms, each with built-in wardrobes for optimal storage. AI-staged to highlight its potential, this home is move-in ready and designed for family life, with two WCs and a bathroom. Close to essential amenities, Norwich city centre and the A47, it's an ideal choice for commuters, families, and buyers seeking a versatile, chain-free property.

### The Location

Located at Longdell Hills, Norwich, NR5, this property enjoys a convenient position close to essential amenities, schools, and transport links. Just 3 miles from Norwich city centre, residents can enjoy easy access to a range of shops, dining, and entertainment options. The popular **Morrisons** and several other local shops and eateries are nearby. For families, the property is also close to **Norwich Research Park** (2 miles) and **Norfolk and Norwich University Hospital** (2.2 miles), making it ideal for healthcare professionals or students. With easy access to the A47 and public transportation routes, this location combines a peaceful residential setting with excellent accessibility to nearby conveniences.





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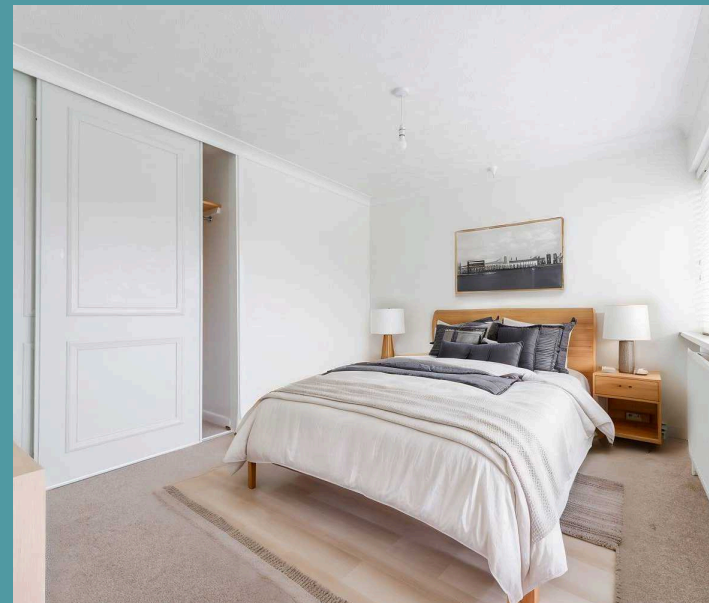
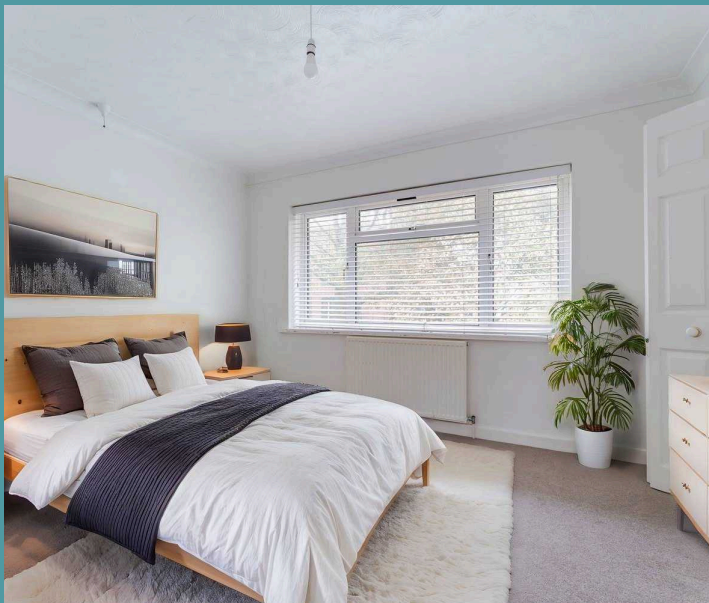
Norwich

### Longdell Hills

Welcome to this **spacious and versatile 3-bedroom detached family home** in Costessey, a sought-after area just minutes from Norwich. Nestled on a quiet road, this property stands out with its ample off-road parking for three vehicles, complemented by a large double garage for additional storage or workshop potential. Its generous plot size, spacious interiors and chain-free status make it an appealing choice for families, commuters, or those seeking a property they can truly make their own.

Inside, you're greeted by a well-proportioned living room that feels bright and welcoming, featuring sliding doors that lead into a lovely garden room. This versatile space is ideal for unwinding or entertaining, with sweeping views of the property's private, enclosed garden.

This property has been AI-staged to showcase its true potential, highlighting a family-friendly layout with three spacious double bedrooms. Each bedroom is designed with built-in wardrobes to maximise space and storage, providing a seamless and organized feel. With two convenient WCs in addition to a full family bathroom, this home offers both functionality and comfort for families and guests alike.





## 45 Longdell Hills

Norwich

Additional highlights include gas central heating and double glazing throughout, ensuring warmth and energy efficiency.

Local amenities are within easy reach, and the property's location offers convenient access to the A47, making it ideal for commuting.

With its versatile spaces, family-friendly layout, and move-in-ready condition, this home is an excellent opportunity for buyers looking to settle into a peaceful area with the potential for personalisation.

**Agents Note**

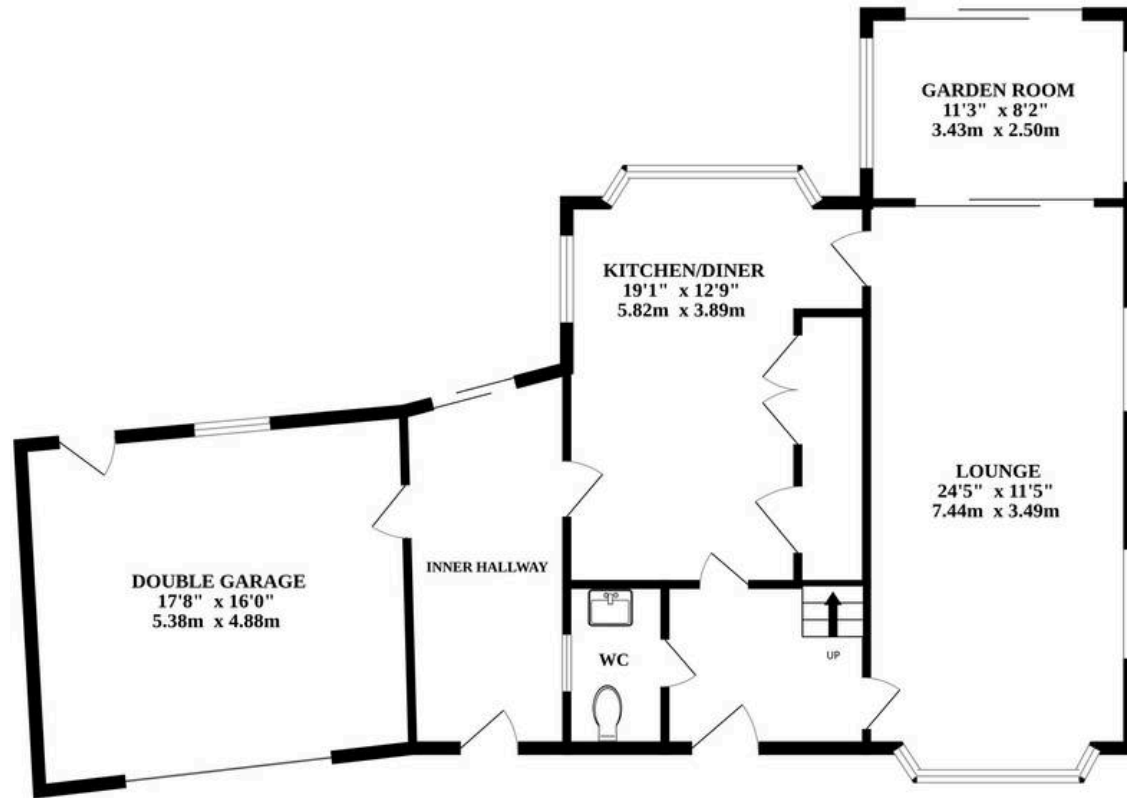
Sold Freehold.

Connected to all mains services.

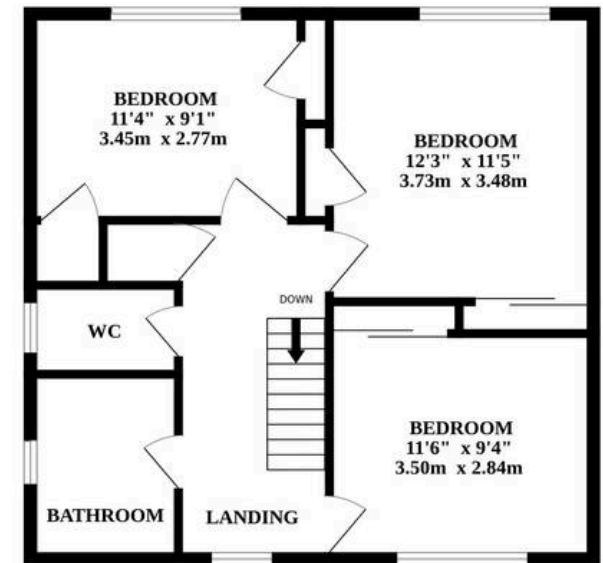
Ai Staged



GROUND FLOOR



1ST 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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