

£500,000  
Asking Price



## Carrs Hill Close

Norwich, NR8 5DW

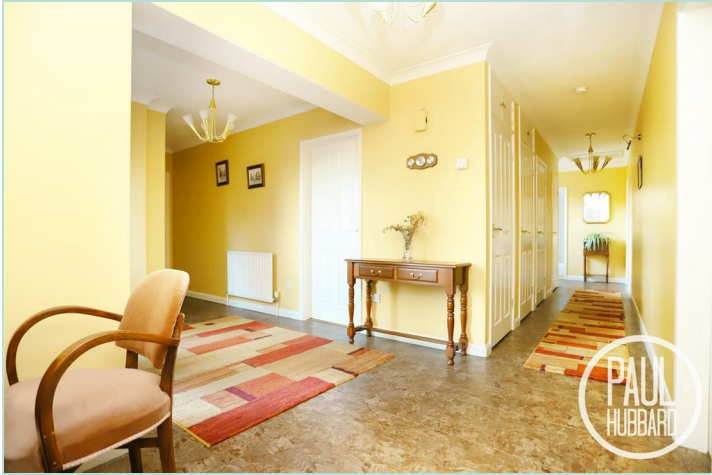
- Spacious detached bungalow
- Three separate bedrooms
- Tucked away at the end of a cul-de-sac in a highly desirable area
- Ample off-road parking plus a double garage
- Just a short walk from Marriott's Way
- Beautiful mature wraparound garden
- Master with dressing room, two with en-suites
- Well maintained, with fantastic potential to personalise
- Private setting with convenient transport links
- Excellent built-in storage throughout

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### Location

Located in the popular village of Costessey, this property enjoys a convenient position just west of Norwich. Residents benefit from easy access to local amenities, including supermarkets, independent shops, welcoming pubs, and green open spaces such as the nearby woodland walks and riverside areas. The A47 is close by, providing straightforward routes into Norwich city centre as well as towards Dereham and the wider Norfolk region.

### Entrance Hall

A spacious entrance hall greets you with a composite entrance door & double glazed obscure windows to the front aspect, tile flooring, x3 radiators, x4 built in storage cupboards (including an airing cupboard, storage space & the gas combi boiler), a UPVC double glazed window to the side aspect and doors opening to all internal rooms & the garage.



### Kitchen/ Breakfast Room

5.91 max x 4.90 max

Tile flooring, x3 dual aspect double glazed windows, x2 radiators, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap & a water softener, built-in oven, ceramic hob & extractor hood, integrated fridge and a UPVC door opens out to the garden.



### Dining Room

4.05 x 3.24

Laminate flooring, UPVC double glazed window to the side aspect and a radiator.

### Lounge

6.70 x 4.52

A spacious sitting room comprising fitted carpet, UPVC double glazed window to the rear aspect, radiator, an open fireplace and UPVC sliding doors open onto the patio area.



### Bedroom 1

5.99 max x 3.22 max

Fitted carpet, x2 radiator, dual aspect UPVC double glazed windows, built-in wardrobe, a door opens into the adjoining dressing room and a UPVC door opens to the rear garden.



### Bedroom 1 Dressing Room

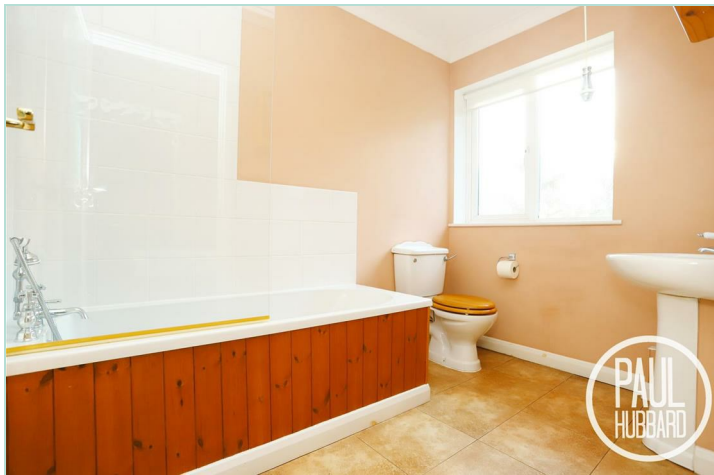
2.72 x 1.74

Fitted carpet, UPVC double glazed window to the rear aspect and a door opens into the ensuite shower room.

### Bedroom 1 Ensuite Shower Room

2.70 x 2.14

Laminate flooring, UPVC double glazed obscure window to the side aspect, radiator, tiled walls, toilet & bidet, wash basin set into a vanity unit with hot & cold taps and a mains-fed shower.



### Bedroom 2

3.91 x 3.42

Fitted carpet, UPVC double glazed window to the side aspect, x5 built in storage cupboards and a door opens into the ensuite bathroom.

### Bedroom 2 Ensuite Bathroom

2.69 x 1.83

Tile flooring, UPVC double glazed obscure window to the side aspect, radiator, tile splash backs, toilet, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap and a handheld shower attachment.



### Bedroom 3/ Home Office

3.48 x 2.99

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and built-in storage cupboard with double doors.

### Shower Room

1.99 x 1.71

Tile flooring, UPVC double glazed obscure window to the front aspect, tile splash backs, toilet, wash basin set into a vanity unit with hot & cold taps and a mains-fed shower.











## Outside

The generous driveway offers off-road parking for several vehicles, guiding you toward the double garage. A storm porch with outdoor lighting shelters the entrance door, while gated access on both sides leads to the rear garden. Mature, tall shrubs surround the frontage, creating a sense of privacy and seclusion.

The property enjoys a generous wraparound rear garden, thoughtfully arranged into three distinct areas. From the lounge and breakfast room, sliding doors open onto a patio area, bordered by mature shrubs, bushes, and trees, all enclosed by a brick wall surround. The path continues into the second section, where a shingle walkway leads to a charming stoned area featuring further mature planting and a pagoda adorned with climbing roses. The garden then sweeps round to the main lawned area, accessed directly from the principal bedroom via UPVC double-glazed doors opening onto a small patio. This main garden offers well-established borders with shrubs, trees, and hedges, a timber shed, and a door providing access into the garage, with the entire space securely enclosed by brick walling.

## Garage

6.04 x 4.86

An integral, generously sized double garage featuring an electric roller door to the front, two UPVC double-glazed windows to the rear, a consumer unit, and ample space for storage or parking. The garage also offers a loft access hatch, a timber work surface, and plumbing/space for additional appliances such as a washing machine, tumble dryer, and fridge-freezer. A tap is installed for convenience, and a UPVC door provides access to the rear garden.

## Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.











Tenure: Freehold  
Council Tax Band: F  
EPC Rating: C TBC  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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