



53 East Hills Road, Norwich

Minors & Brady



53 East Hills Road

Norwich

More than just a bungalow, this is a home designed for easy living with space to enjoy both inside and out. Beautifully maintained throughout, the property offers a bright open-plan lounge and kitchen, creating a sociable and practical heart to the home. A useful utility room and a superb orangery extension, completed in 2022, add further flexibility to the accommodation. Two well-proportioned bedrooms are complemented by a modern shower room and efficient gas central heating. Outside, the mature rear garden provides a wonderful setting, complete with a pergola, greenhouse and shed. Ready to move straight into, this is an excellent opportunity for buyers seeking comfortable single-storey living in a popular location.

- Orangery extension completed in 2022
- Large mature garden with exceptional outdoor space
- Bright open-plan living designed for modern lifestyles
- Two generous double bedrooms with flexible use
- Spacious utility room offering valuable extra storage
- Modern shower room finished to a high standard
- Replacement windows and doors throughout the property
- Off-road parking for convenient everyday practicality
- Beautifully maintained and ready to move straight into
- Ideal bungalow living without compromising on space



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The Location

Positioned on East Hills Road in Costessey, just off Longwater Lane, this property enjoys an exceptionally well-connected location that successfully combines everyday convenience with excellent access to leisure facilities, transport links and open spaces. The area continues to grow in popularity with families, professionals and retirees alike, thanks to its wide range of amenities and straightforward access to Norwich and the surrounding Norfolk countryside.

For day-to-day necessities, residents are just a short drive from Longwater Retail Park, which provides a comprehensive selection of supermarkets, retailers, eateries and essential services. The nearby Roundwell Medical Centre and Pharmacy offer convenient healthcare facilities, while a choice of schools can be found within walking distance, making the area particularly appealing for families.

Commuters are well catered for, with excellent road connections allowing swift access to the A47 within minutes, providing routes across Norfolk and beyond. Norwich city centre is also easily reached by car, while regular and reliable bus services operate in the area, offering convenient public transport options for those travelling into the city for work, education or leisure.

The location also benefits from an excellent selection of nearby attractions and amenities. The recently opened Norfolk Food Hall has quickly become a popular destination, offering quality local produce, specialist goods and an impressive butcher's counter. Meanwhile, the renowned Norfolk Showground is close by and hosts a variety of events throughout the year, from exhibitions and trade shows to community and seasonal events.





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Beautifully maintained and thoughtfully improved, this spacious two-bedroom terrace bungalow offers comfortable single-storey living with a bright and practical layout throughout. Occupying a popular residential position, the property has benefited from a number of upgrades over time, including a welcoming front porch, replacement windows and doors, and the addition of a superb rear orangery completed in 2022.

Stepping inside, the porch creates a useful entrance space before leading through to the heart of the home. The lounge and kitchen enjoy an open-plan arrangement, creating a sociable and versatile environment that feels noticeably more spacious than many similar properties. The fitted kitchen offers a practical range of storage solutions and work surfaces, while remaining connected to the main living area, ideal for both everyday living and entertaining.

A particularly useful utility/breakfast room extends the accommodation further, providing additional storage, workspace and flexibility for modern lifestyles. The property also benefits from gas central heating served by a modern combi boiler, adding comfort and efficiency throughout the year.

Both bedrooms are well-proportioned doubles, offering comfortable accommodation with plenty of natural light. The shower room has been modernised with a contemporary suite, creating a stylish and practical space designed for ease of use.



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To the rear, the orangery provides a wonderful additional reception area, enjoying views across the garden and creating a bright space to relax throughout the seasons. Completed in 2022, it seamlessly extends the living accommodation and enhances the overall flow of the home.

Outside, the mature rear garden is a real feature of the property. Carefully maintained and generously sized, it offers a variety of spaces to enjoy, including areas of lawn, established planting, a pergola, greenhouse and garden shed. Whether gardening, entertaining or simply unwinding outdoors, the garden provides an attractive and peaceful backdrop.

With off-road parking, excellent presentation throughout and no immediate work required, this move-in-ready bungalow presents an excellent opportunity for buyers seeking a well-cared-for home that is ready to enjoy from day one.

Agent's Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 79.9 sq. metres (860.1 sq. feet)



Total area: approx. 79.9 sq. metres (860.1 sq. feet)

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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.

Plan produced using PlanUp.

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