



Butchers Shop Bungalow
Harts Lane
Bawburgh
Norwich
NR9 3LS

Guide Price: £500,000 - £525,000





- Offered with no chain
- Large plot
- Off road parking
- Outbuildings
- Double Garage
- Three bedrooms
- Lounge
- Kitchen/breakfast room
- Double glazing and oil fired heating

Location

The bungalow can be found in the popular village location of Bawburgh, close to the local golf course and within walking distance of the Bawburgh Kings Head and the Marlingford Bell .The property is set in a quintessential location close to the river green with the River Yare running through.The property is on a good access route to Norwich City centre and A47 giving access to Norfolk and Norwich, Science park and A11.





The Property

This charming three-bedroom detached bungalow in the sought-after village of Bawburgh, boasts a spacious plot, offering plenty of outdoor space and potential for landscaping or extensions. The property features a cosy living area, kitchen/breakfast area, bathroom, separate toilet and comfortable bedrooms, making it perfect for families or retirees. With its peaceful village setting, you'll enjoy a sense of community while being just a short drive from nearby amenities and city conveniences. Ideal for those seeking a tranquil lifestyle.

Outside

The large driveway and double garage offer plenty of space for parking. The two outbuildings could be great for storage, workshops or even conversion subject to planning. The bungalow, having a non-overlooked plot, means you can enjoy your outdoor space with more privacy.

Services

Mains electricity, water and drainage are connected to the property. An oil central heating boiler provides the domestic hot water and heating.

How to get there – What3words:

Faced.ranks.improvise

Viewing

Strictly by appointment with TW Gaze.

Tenure:

Freehold

Council Tax Band: D

Ref: 2/19695/LK


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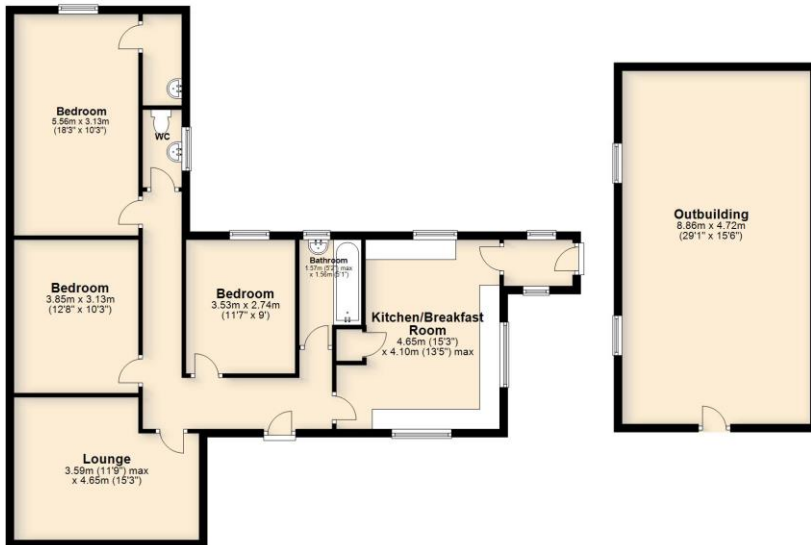
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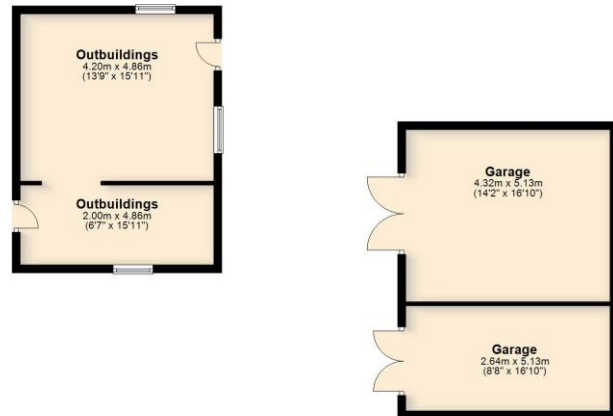
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Ground Floor
Approx. 95.7 sq. metres (1029.6 sq. feet)



First Floor
Approx. 108.6 sq. metres (1169.0 sq. feet)



Total area: approx. 204.3 sq. metres (2198.6 sq. feet)

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