

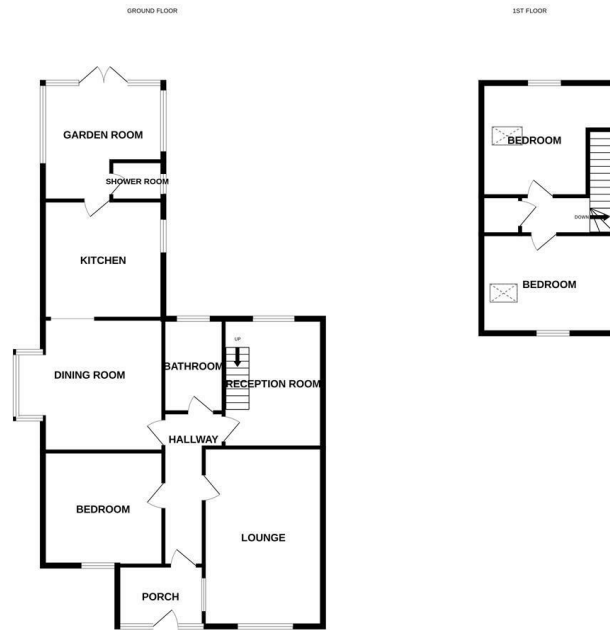


**27 Mousehold Lane | | Norwich | NR7 8HL**

**£350,000**

**\*\*DETACHED BUNGALOW ON A CORNER PLOT WITH A DOUBLE GARAGE\*\***  
Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, DETACHED BUNGALOW situated on a corner plot in the highly sought after suburb of Sprowston. Accommodation comprising entrance porch, hallway, lounge, dining room, kitchen, garden room, shower room, bathroom, reception room and bedroom to the ground floor. On the first floor there are two further bedrooms. Outside there is a lawned garden to the front and a large rear garden with access to a DOUBLE GARAGE with off road parking in front. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent family home so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, elevations, counts 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 not be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee, as to their availability or efficiency can be given.  
Made with MyPlan 2024

### Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

### Accommodation Comprises

Front door to:

#### Entrance Porch

Door to:

#### Hallway

Doors to lounge, dining room, bathroom, reception room and bedroom.

#### Lounge 17'10" x 11'11"

Double glazed window, radiator.

#### Dining Room 15'6" x 12'5"

Double glazed window, radiator.

#### Kitchen 11'10" x 11'9"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, integrated fridge/freezer and dishwasher, double glazed window.

#### Garden Room 11'9" x 11'8"

Double glazed windows, radiator, door to garden.

#### Shower Room 5'3" x 3'10"

Shower cubicle, low level WC, frosted double glazed window.

#### Bathroom 9'4" x 5'11"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Reception Room 12'11" x 9'11"

Double glazed window, radiator, stairs to first floor.

#### Bedroom Three 12'0" x 12'0"

Two double glazed windows, radiator.

#### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 13'5" x 11'4"

Two double glazed windows, radiator.

#### Bedroom Two 13'3" x 10'1"

Two double glazed windows, radiator.

#### Outside Front

Lawned garden with mature plants and shrubs and path to front door.

#### Outside Rear

Shingled and paved garden, mature plants and shrubs, timber shed, rear gate access to off road parking.

#### Double Garage 17'5" x 17'3"

With power and lighting.

#### Local Authority

Broadland District Council, Tax Band C.

#### Tenure


Freehold

#### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.




**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Broadland District Council, Tax Band C

**Tenure**

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>  
 01603764444