

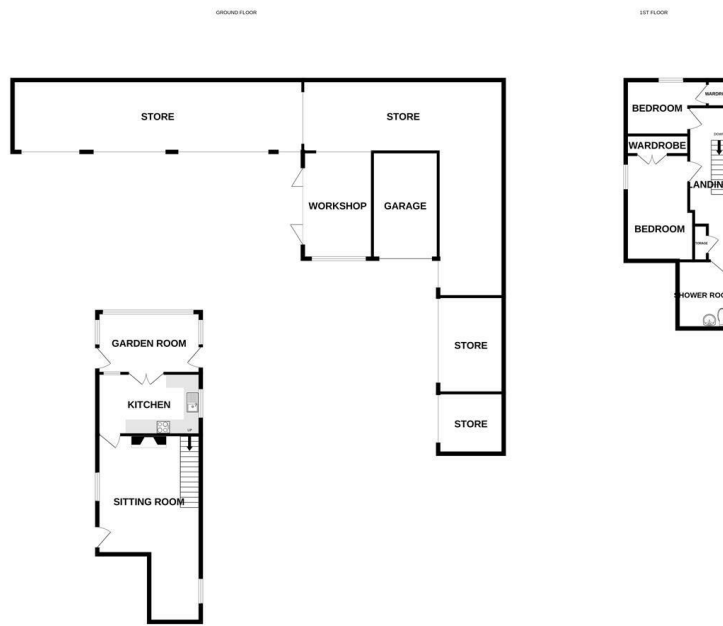


40 Stocks Hill | Bawburgh | Norwich | NR9 3LJ

Guide Price £350,000

****UNIQUE COTTAGE HIDDEN AWAY IN THE COUNTRYSIDE YET CLOSE TO AMENITIES**** Gilson Bailey are delighted to offer this one of a kind, brick and flint, two bedroom, semi detached, period property dating back to the early 1800's located on a generous sized plot in the picturesque village of Bawburgh. Accommodation comprising sitting room, kitchen and garden room to the ground floor. On the first floor there are two double bedrooms and a shower room off landing. Outside there is a large sweeping driveway providing ample off road parking leading to lawned gardens and an **EXTENSIVE WEALTH OF OUTBUILDINGS** offering a variety of stores, workshop and garage. The cottage benefits from lovely countryside views, double glazing, oil heating, Inglenook fireplace, solid wood ledge and brace doors throughout, charming original features, soft touch sockets and switches and is **OFFERED WITH NO ONWARD CHAIN**. Be quick to book a viewing to appreciate the plot and outbuildings on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, 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 condition or inclusion can be given. Made with Metropac 0.0021 for green.

Location

This sought after village is located just west of the Cathedral City centre of Norwich and offers an excellent selection of amenities including village school, village hall, golf course, the renowned and well-known Kings Head public house/restaurant, you are also within reasonable distance to the University of East Anglia, Norfolk & Norwich University Hospital, golf courses, Sainsbury's supermarket and Costessey retail park. There is also excellent access out onto the A47 Southern Bypass and good public transport in and out of Norwich.

Sitting Room 23'5" x 14'0"

Three double glazed windows, two radiators, fireplace with reclaimed bricks and solid oak period beam with Inglenook woodburner, Italian porcelain flooring, stairs to first floor.

Kitchen 13'10" x 8'0"

Quality Lakes rustic oak fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, integrated dishwasher, double glazed window, radiator, patio doors, Italian porcelain flooring.

Garden Room 14'6" x 8'0"

Brick and PVC double glazed construction with two external doors, Italian porcelain flooring and radiator.

First Floor Landing

Doors to two bedrooms, shower room and storage cupboard.

Bedroom One 14'9" x 8'9"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 11'6" x 8'2"

Double glazed window, radiator, built in wardrobe.

Shower Room 7'5" x 6'8"

Walk-in shower, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Large driveway providing off road parking leading to a wrap-around lawned garden.

Workshop 16'11" x 10'0"

Garage 18'11" x 9'1"

Store 1 39'0" x 9'8"

Store 2 29'0" x 27'0"

Store 3 12'11" x 8'9"

Store 4 8'9" x 8'0"

Local Authority

South Norfolk District Council, Tax Band B.

Tenure

Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.
2800 litre septic tank.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band B

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.