



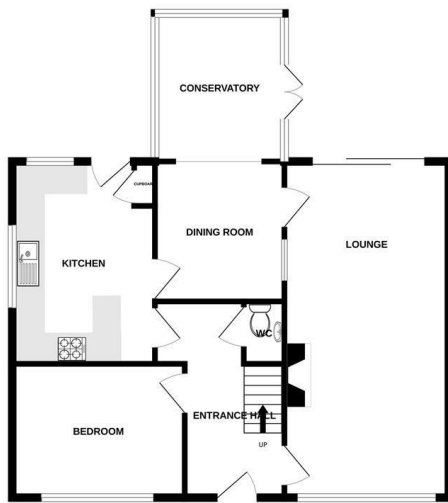
**16 Barrett Lennard Road | Horsford | Norwich | NR10**

**Offers In Excess Of £325,000**

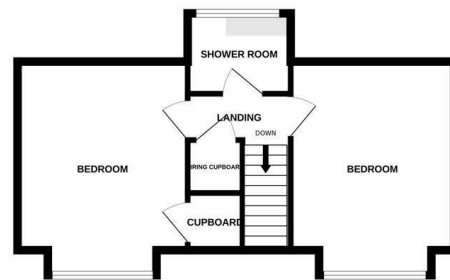
**\*\*SPACIOUS CHALET BUNGALOW WITH A LOVELY MATURE REAR GARDEN\*\***  
 Gilson Bailey are delighted to offer this EXTENDED, THREE BEDROOM, DETACHED CHALET BUNGALOW situated in the highly sought after village of Horsford. Accommodation comprising entrance hall, lounge, dining room, kitchen, conservatory, bedroom and wc to the ground floor. On the first floor there are two bedrooms and a shower room off landing. Outside there is a LARGE DRIVEWAY providing ample off road parking leading to a SINGLE GARAGE and a LARGE, WELL MAINTAINED REAR GARDEN. The chalet benefits from double glazing, gas heating and is in good condition throughout. The property would suit a wide array of buyers so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



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. The 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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## Location

Horsford is a popular village to the north of Norwich with a range of local amenities including village school, village hall, recreation ground, shopping facilities, regular bus services to and from Norwich city centre, ease of access to the new NDR, Norwich ring road and the North Norfolk coast.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, kitchen, bedroom, WC and stairs to first floor.

### Lounge 23'9" x 11'5"

Double glazed window, sliding patio doors, radiator.

### Dining Room 10'0" x 9'10"

Radiator.

### Kitchen 14'0" x 10'0"

Fitted wall and base units with worktops over, sink and drainer, integrated fridge and dishwasher, space for washing machine, two double glazed windows, door to rear.

### Bedroom Three 11'10" x 9'3"

Double glazed window, radiator.

### Conservatory 10'2" x 9'6"

Double glazed construction with doors to garden.

## WC

Low level WC.

## First Floor Landing

Doors to two bedrooms and shower room.

### Bedroom One 12'11" x 11'5"

Double glazed window, radiator, built in wardrobes.

### Bedroom Two 14'11" x 10'0"

Double glazed window, radiator, built in wardrobe.

## Shower Room

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

## Outside Front

Lawned garden with mature plants and shrubs, large driveway providing ample off road parking leading to a single garage with power and lighting.

## Outside Rear

Large lawned, garden, patio seating area, mature plants and shrubs, timber shed, enclosed by timber fencing.

## Local Authority

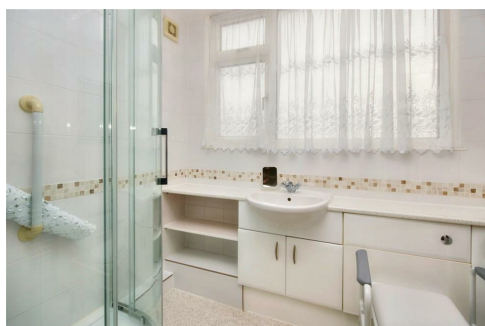
Broadland District Council, Tax Band C.

## Tenure


Freehold

## Utilities

Superfast 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>		
(55-68) <b>D</b>		
(39-54) <b>E</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	

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### 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.

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