

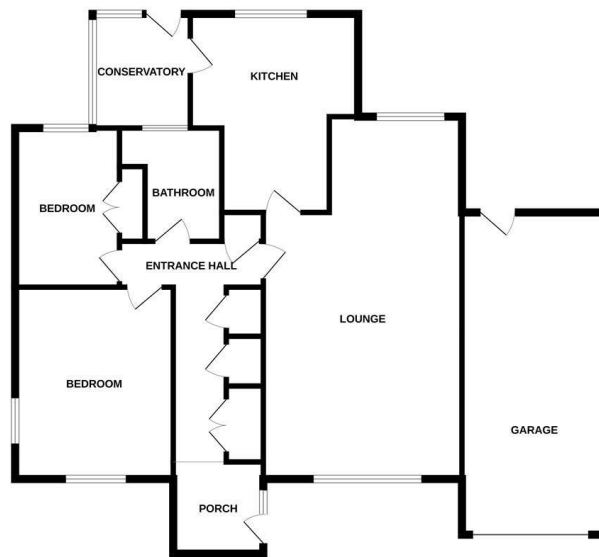
Edgefield The Rosery | Mulbarton | Norwich | NR14

£350,000

****DETACHED BUNGALOW ON A LARGE PLOT BACKING ONTO FIELDS**** Gilson Bailey are delighted to offer this TWO BEDROOM, DETACHED BUNGALOW situated in tranquil spot in the highly sought after village of Mulbarton. Accommodation comprising entrance hall, spacious lounge, kitchen, bathroom, conservatory and TWO BEDROOMS. Outside there is a front driveway providing AMPLE OFF ROAD PARKING leading to a SINGLE GARAGE and to the rear there is an EXTENSIVE, LAWNED GARDEN and TWO MORE GARAGES. The bungalow benefits from double glazing, oil heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent project so be quick to book a viewing to appreciate the plot and location on offer.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, boundaries, areas and any other items are approximate and not necessarily to scale for any view, attention or site statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various systems and appliances shown here are not shown to scale and are shown as to their availability or otherwise as per given. Made with Mapbox 12/2020

Location

Mulbarton is a highly sought-after village situated south of the historic Cathedral City of Norwich. The village has a primary school, the popular Worlds End public house, a social club, mini supermarket and convenience store, fish shop and take-away. In the centre of the village is a large common with pond neighbouring the local church. There are good public transport links to the City centre and excellent links to the A11 and A47 Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Porch

Open access to:

Hallway

Doors to lounge, two bedrooms and bathroom.

Lounge 22'10" x 14'5"

Two double glazed windows, two radiators.

Kitchen 14'4" x 11'11"

Fitted base units with worktops over, sink and drainer, space for cooker and fridge, double glazed window, radiator.

Bedroom One 14'0" x 11'6"

Two double glazed windows, radiator.

Bedroom Two 10'10" x 9'8"

Double glazed window, radiator.

Bathroom 8'11" x 7'5"

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

Conservatory 8'8" x 7'4"

Double glazed construction with door to garden.

Outside Front

Large driveway providing ample off road parking leading to a single garage.

Outside Rear

Extensive lawned garden backing onto fields with two more garages, enclosed by hedging and fencing.

Local Authority

South Norfolk District Council, Tax Band D.

Tenure


Freehold

Utilities

Full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	38	
(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 D

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