



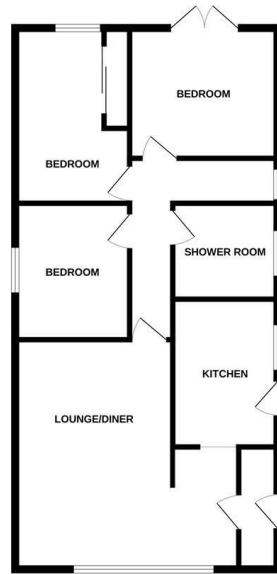
## 4 Southern Reach | Mulbarton | Norwich | NR14 8BU

### Guide Price £350,000

**\*\*GUIDE PRICE £350,000 - £375,000 DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this well-presented three-bedroom detached bungalow situated within the highly sought-after village of Mulbarton. Offering spacious and versatile single-level accommodation throughout, the property comprises an entrance porch, generous lounge/diner, modern fitted kitchen, contemporary shower room and three well-proportioned bedrooms. Externally, the bungalow continues to impress with a large front driveway providing ample off-road parking leading to a single garage, while to the rear there is a substantial mature garden, beautifully maintained and ideal for relaxing or entertaining. Further benefits include double glazing, gas central heating and the added advantage of no onward chain, making this an excellent opportunity for a wide range of buyers seeking comfortable living in a desirable village location.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are not intended and no guarantee is to their operation or efficiency can be given.  
Made with MyPlan 6.0.0.0

## 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

Door to:

### Lounge/Diner 18'1" x 16'11"

Double glazed window, radiator.

### Kitchen 10'11" x 7'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, door to side.

### Shower Room 7'7" x 6'10"

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

### Bedroom One 12'11" x 8'4"

Double glazed window, radiator, built in wardrobes.

### Bedroom Two 9'11" x 9'8"

Patio doors, radiator.

### Bedroom Three 10'0" x 8'4"

Double glazed window, radiator.

## Outside Front

Lawned garden with mature shrubs, driveway providing off road parking leading to a single garage.

## Outside Rear

Patio area, lawned garden, mature plants and shrubs, timber shed, summerhouse, enclosed by timber fencing.

## Local Authority

South Norfolk District Council, Tax Band C.

## Tenure

Freehold

## Utilities


Fibre to the property.

Mains gas, water and electric.

## Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**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>                            | <b>66</b>                  | <b>74</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<br>2002/91/EC |  |

**Local Authority**

South Norfolk 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.

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