



Barfield Mill Road | Little Melton | Norwich | NR9 3NT

Guide Price £350,000

****GUIDE PRICE £350,000 TO £360,000**EXTENDED BUNGALOW ON A LARGE PLOT****
Gilson Bailey are delighted to present this extended and well-presented three-bedroom semi-detached bungalow, occupying a generous plot in the highly sought-after village of Little Melton.

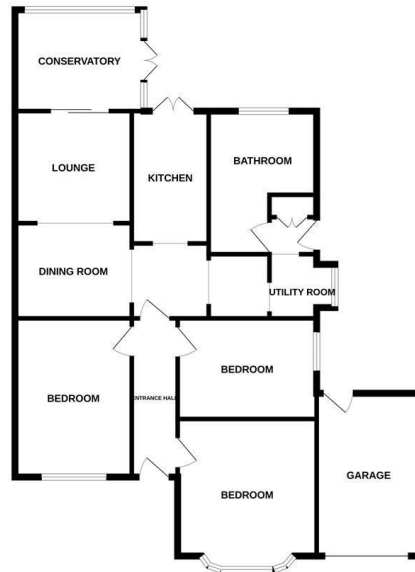
This impressive home offers spacious and versatile accommodation, including an entrance hall, three well-proportioned bedrooms, kitchen, separate dining room, lounge, light-filled conservatory, useful utility room, and a family bathroom.

Outside, the property enjoys a large driveway providing ample off-road parking leading to a single garage, while to the rear, a stunning, mature garden offers the perfect space for outdoor entertaining and relaxation.

Finished to an excellent standard throughout, with double glazing and oil-fired central heating, this superb bungalow is ready to move straight into and would suit a wide range of buyers, from families to downsizers – early viewing is highly recommended!



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and 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 purchaser. The architect, surveyor and developer shall have no liability or guarantee as to their accuracy or efficiency and for given. Made with Metaplan 12/03/20

Location

Situated in the popular village of Little Melton just to the south/west of Norwich with excellent access to the A47 Southern Bypass, A11, Norfolk and Norwich University Hospital, the University of East Anglia and Norwich City centre. There is a Sainsbury's superstore just off the A47 within close access and some good local country pubs/restaurants.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to three bedrooms and kitchen.

Bedroom One 12'0" x 11'11"

Double glazed window, radiator.

Bedroom Two 11'10" x 10'11"

Double glazed window, radiator.

Bedroom Three 11'11" x 9'3"

Double glazed window, radiator.

Kitchen 9'3" x 7'6"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer and dishwasher, patio doors.

Lounge 9'10" x 9'3"

Sliding patio doors, radiator.

Dining Room 8'5" x 10'0"

Radiator.

Conservatory 12'0" x 9'4"

Double glazed construction with patio doors to garden.

Utility Room 6'9" x 5'4"

Space for washing machine and tumble dryer, double glazed window.

Bathroom 10'8" x 9'3"

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

Outside Front

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

Outside Rear

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

Local Authority

South Norfolk District Council, Tax Band B.

Tenure


Freehold

Utilities

Full fibre broadband available.
Oil heating, mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	63
(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.

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