



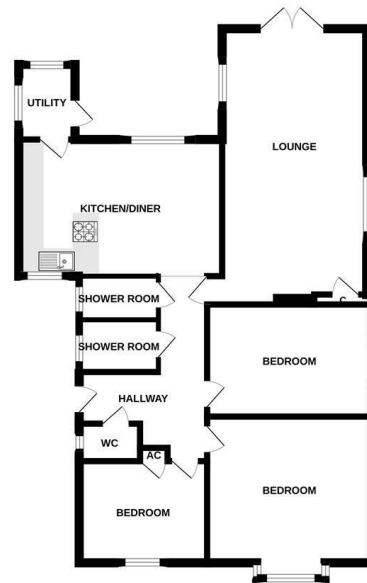
381 Bowthorpe Road | | Norwich | NR5 8AG

Offers In Excess Of £280,000

****EXTENDED DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this beautifully presented and extended three-bedroom detached bungalow, ideally located to the west of Norwich, and discover a home that perfectly balances modern comfort with generous living space. The property offers a welcoming entrance hall, a spacious and light-filled lounge, and a stylish modern kitchen/diner—ideal for family meals or entertaining guests. Additional features include three good sized bedrooms, a useful utility room, two contemporary shower rooms, and a separate WC, providing excellent practicality for everyday living. Outside, a private driveway offers convenient off-road parking, while the enclosed, low-maintenance shingled rear garden provides the perfect spot to relax or enjoy the sunshine. With gas central heating, double glazing, and no onward chain, this superb bungalow is ready to move straight into. A fantastic opportunity for families or investors alike—early viewing is highly recommended!



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, levels and any other items 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 services, fixtures and appliances shown here are based on the plans provided to the advertiser and are not guaranteed. Made with MyPlan 12/20

Location

Located within walking distance to the University of East Anglia and also within close access to the Norfolk and Norwich University Hospital as well as popular local shops, pubs and restaurants. There is ease of access to and from the city centre, Norwich ring road and A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, three bedrooms, two shower rooms and WC.

Lounge 21'7" x 12'5"

Patio doors, two double glazed windows, radiator.

Kitchen/Diner 16'0" x 10'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, space for fridge/freezer, double glazed window, radiator.

Utility 5'10" x 4'7"

Space for washing machine, door to garden.

Bedroom One 13'1" x 12'9"

Double glazed window, radiator.

Bedroom Two 13'1" x 8'10"

Double glazed window, radiator.

Bedroom Three 10'2" x 7'10"

Double glazed window, radiator.

Shower Room

Walk-in shower, low level WC, hand wash basin, fully tiled floor and walls, frosted double glazed window.

Shower Room

Walk-in shower, hand wash basin, fully tiled floor and walls, frosted double glazed window.

WC

Low level WC, hand wash basin, frosted double glazed window.

Outside Front

Driveway providing ample off road parking.

Outside Rear

Shingled garden, timber decking, mature shrubs, shed, enclosed timber fencing.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Freehold


Utilities

Fibre broadband available.
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) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City 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.