

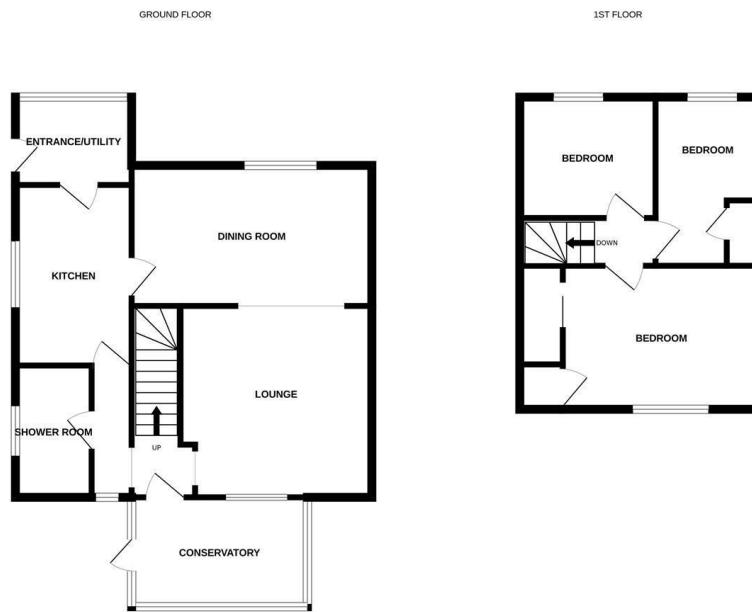


## 7 Church Lane | Barford | Norwich | NR9 4AY

### Guide Price £300,000

**\*\*GUIDE PRICE £300,000 - £325,000 EXTENDED SEMI DETACHED HOUSE ON A LARGE PLOT WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this spacious and extended three-bedroom semi-detached home, occupying a generous plot in the highly sought-after village of Barford. Offering fantastic space and exciting potential, the accommodation comprises an entrance hall/utility, kitchen, comfortable lounge, separate dining room, bright conservatory and a ground floor shower room. Upstairs, three bedrooms are accessed off the landing, providing ideal family accommodation. Externally, the property truly shines, boasting a substantial front driveway with ample off-road parking leading to a double garage, along with a large and extensive rear garden complete with an outbuilding benefitting from full electric – perfect for a workshop, home office or hobby space. With double glazing, oil heating and the added advantage of no onward chain, this superb home offers space, versatility and opportunity in a desirable village setting. Early viewing is highly recommended to fully appreciate all that is on offer.





While 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 or omission on the floorplan. The plan is for illustrative purposes only and should be checked 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

Barford enjoys a convenient Primary School, making it an excellent choice for families with young children. Education is within easy reach, with a local bus that offers travel to Wymondham High school and the University Of East Anglia, enhancing the appeal of this location. Barford also boasts close-knit neighboring neighborhoods like Bawburgh, where you can explore Bawburgh Golf Course, offering both a relaxing setting and outdoor recreation. Nearby amenities at Longwater Retail Park further elevate the convenience of this location, providing access to popular shops and supermarkets such as Sainsbury's and Next. With a range of options for both education and leisure, this area offers a well-rounded and enjoyable lifestyle for residents.

### Accommodation Comprises

Front door to:

#### Entrance Hall/Utility

Door to kitchen and space for white goods.

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

Fitted wall and base units with worktops over, sink and drainer, fitted hob and ovens, space for fridge, double glazed window, radiator.

#### Lounge 12'7" x 12'7"

Double glazed window, radiator.

#### Dining Room 15'10" x 9'4"

Double glazed window, radiator.

#### Conservatory 11'8" x 7'3"

Double glazed construction with door to side.

#### Shower Room

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

#### First Floor Landing

Doors to three bedrooms.

#### Bedroom One 13'1" x 9'4"

Double glazed window, radiator.

#### Bedroom Two 8'7" x 8'2"

Double glazed window, radiator.

#### Bedroom Three 11'5" x 6'11"

Double glazed window, radiator.

#### Outside Front

Large driveway providing off road parking to the front and side leading to a double garage.

#### Outside Rear

Lawned garden, mature plants and shrubs, summerhouse, greenhouse, outbuilding, enclosed by hedging and fencing.

#### Local Authority

South Norfolk council, Tax Band B.


#### Tenure

Freehold

#### Utilities

Fibre to the property.  
Mains water and electric.


**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

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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.