







22 Birchfield Lane | Mulbarton | Norwich | NR14 8BZ

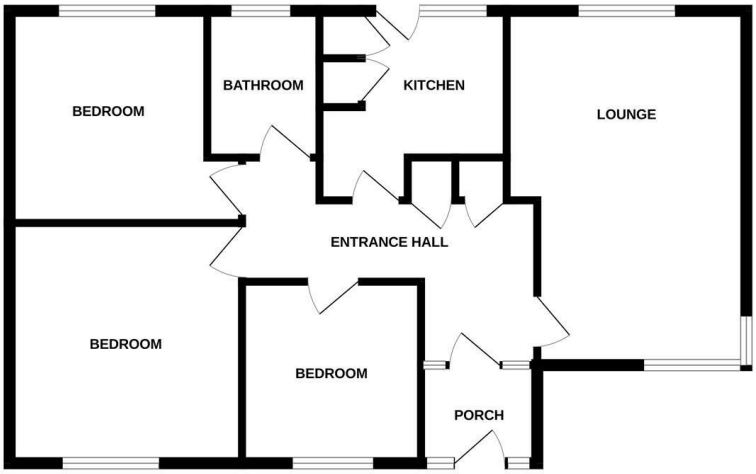
£275,000

DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this spacious, three bedroom detached bungalow, pleasantly positioned within the highly sought-after village of Mulbarton and offered with the significant advantage of no onward chain. Offering well-proportioned accommodation all on one level, the property comprises a welcoming entrance porch and hallway, comfortable lounge, fitted kitchen, bathroom and three good-sized bedrooms, providing a practical and versatile layout to suit a variety of buyers. Outside, the bungalow really comes into its own with a large driveway providing ample off-road parking and leading to a garage, while to the rear is a generous and mature garden, offering a fantastic private space for gardening, entertaining or simply relaxing and enjoying the outdoors. Further benefits include double glazing and gas heating. Combining three bedrooms, excellent parking, a garage, impressive outside space and a desirable village location, this chain-free bungalow would make a fantastic first-time purchase or an ideal choice for those looking to downsize, so be quick to book a viewing.

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GROUND FLOOR



Whilst 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, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
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:

Hallway
Doors to lounge, kitchen, bathroom and three bedrooms.

Lounge 17'6" x 10'5"
Two double glazed windows, two radiators.

Kitchen 9'7" x 9'1"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window, two cupboards, radiator, door to rear.

Bathroom 7'4" x 5'5"
Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom One 11'11" x 11'5"
Double glazed window, radiator.

Bedroom Two 11'11" x 10'5"
Double glazed window, radiator.

Bedroom Three 8'2" x 7'11"
Double glazed window, radiator.

Outside Front
Lawned garden and large driveway leading to a garage.

Outside Rear
Large lawned garden, timber shed, enclosed by fencing and hedging.

Local Authority
South Norfolk 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.

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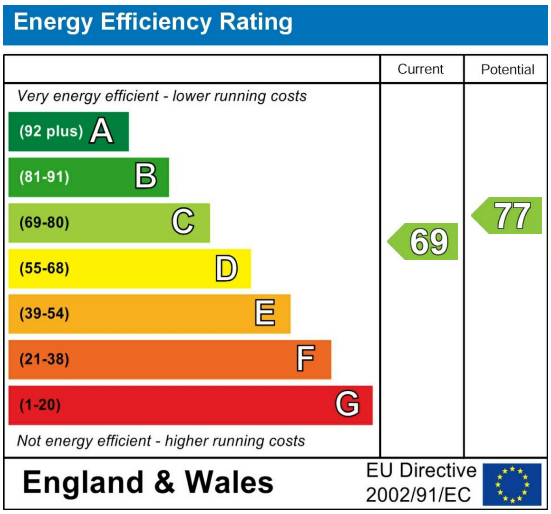












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.