



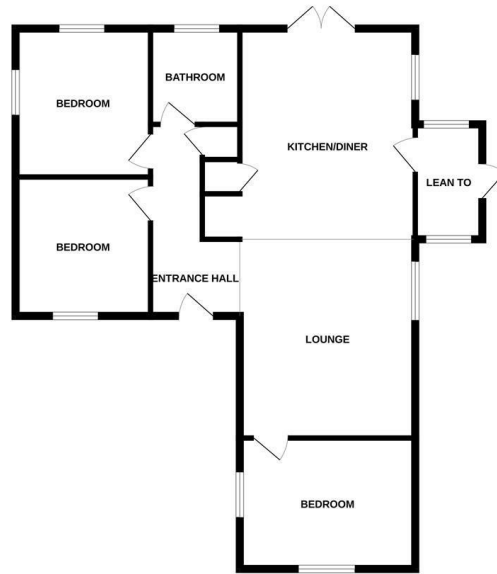
16 West Lane | Horsham St. Faith | Norwich | NR10 3JH

Guide Price £350,000

****GUIDE PRICE £350,000 - £375,000 DETACHED BUNGALOW ON A SPACIOUS PLOT WITH PLANNING PERMISSION FOR A DOUBLE STOREY EXTENSION****
Gilson Bailey are delighted to offer WITH NO ONWARD CHAIN this THREE BEDROOM, DETACHED BUNGALOW situated on a large plot in the sought after quiet village of Horsham St Faith. Accommodation comprising entrance hall, lounge, kitchen/diner, THREE BEDROOMS and a bathroom. Outside there is a front driveway providing ample off road parking leading to a good sized, lawned rear garden. The bungalow benefits double glazing, gas heating and has planning permission for a double storey extension which would make it a five bedroom chalet bungalow, for more information please call the office on 01603 764444.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements, of plans, locations, views and any other items are approximate and not responsible to suit the any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser agrees and acknowledges that they have not been advised and are guaranteed as to their quality or otherwise, unless otherwise stated.

Location

The village of Horsham St. Faith is located to the north of Norwich close by to local amenities including village school, public house and doctors with a further range of amenities in the market town of Aylsham, village of Spixworth and suburb of Hellesdon. There are good road links into both the city centre, The village of Horsham St. Faith is located to the north of Norwich close by to local amenities including village school, public house and doctors with a further range of amenities in the market town of Aylsham, village of Spixworth and suburb of Hellesdon. There are good road links into both the city centre, Norwich International Airport and the North Norfolk coast.

Accommodation Comprises

Front door to:

Entrance Hall

Access to lounge, two bedrooms and bathroom.

Lounge 14'5" x 12'9"

Double glazed window, radiator.

Kitchen/Diner 13'9" x 12'9"

fitted base units with worktops over, sink with tap over, space for Range cooker, fridge/freezer and washing machine, patio doors, double glazed window, radiator.

Bedroom One 12'9" x 9'6"

Double glazed window, radiator.

Bedroom Two 10'9" x 9'10"

Double glazed window, radiator.

Bedroom Three 9'10" x 7'10"

Double glazed window, radiator.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Lawned garden and large shingled driveway providing ample off road parking.

Outside Rear

Lawned garden, patio seating area, large timber storage shed, enclosed by fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

Superfast fibre broadband available.
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	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland 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.

<https://www.gilsonbailey.co.uk>
01603764444