



3 Stocks Hill  
Bawburgh  
Norwich  
NR9 3LL

Guide Price: £385,000





- Ideal family home
- Three bedroom
- Ground floor and first floor bathrooms
- Large family room
- Living room/ diner with fireplace
- Snug
- Double glazing and oil fired central heating
- Kitchen/breakfast room
- Private enclosed garden & off road parking

### Location

The Property can be found in the popular village location of Bawburgh, close to the local golf course and within walking distance of the Bawburgh Kings Head. The property is set in a quintessential location close to the river green with the River Yare running through. The property is on a good access route to Norwich City centre and A47 giving access to Norfolk and Norwich, Science park and A11.





## The Property

This spacious three-bedroom extended semi-detached family home is perfect for a growing family. It features a large, welcoming entrance hall that leads to a bright living/dining room with an open fireplace, seamlessly connected to a snug and a generous family room with double doors to the garden. The kitchen is the heart of the home, boasting a light and airy atmosphere enhanced by a striking roof lantern. Additionally, there's a utility room and a convenient ground-floor bathroom. Upstairs, you'll find three double bedrooms and a versatile study/landing area, ideal for a home office and family bathroom. The property is in good decorative order and benefits from double glazing and oil fired central heating.

## Outside

The property offers a driveway with off-road parking for several cars and a side gate providing access to the rear. The private, mature garden at the back includes a lovely lawn and a charming apple tree, THERE S perfect for outdoor enjoyment.

## Services

Mains electricity, water and drainage are connected to the property. An oil central heating boiler provides the domestic hot water and heating.

## How to get there – What3words:

Brochure.happening.wharfs

## Viewing

Strictly by appointment with TW Gaze.

## Tenure:

Freehold

## Council Tax Band: B

Ref: 2/19694/LK

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1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

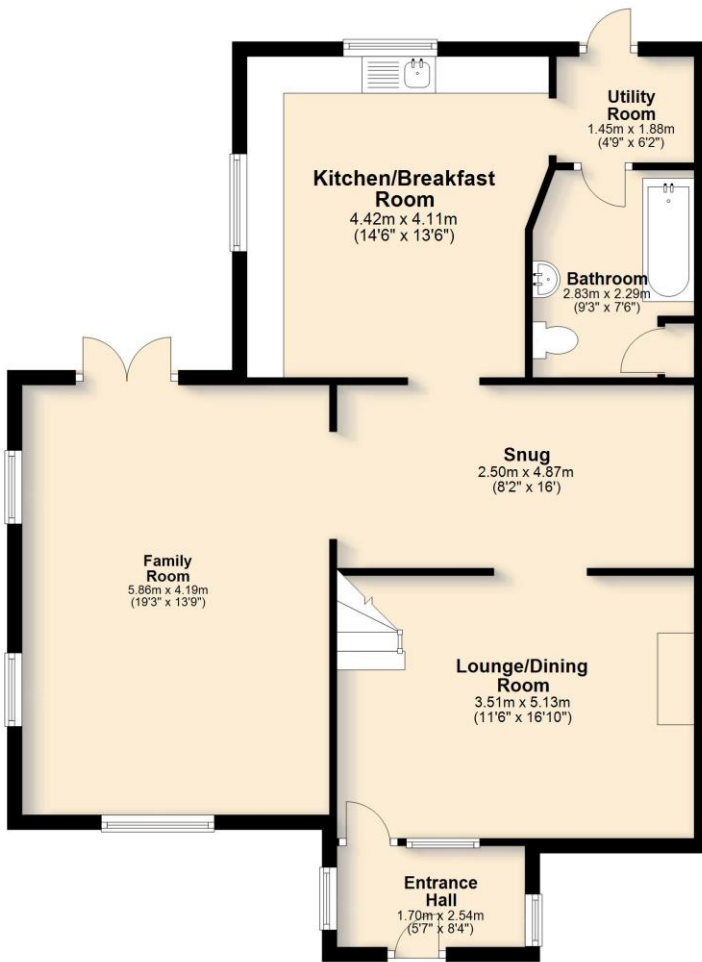
While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**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>		78
(55-68) <b>D</b>	65	
(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	

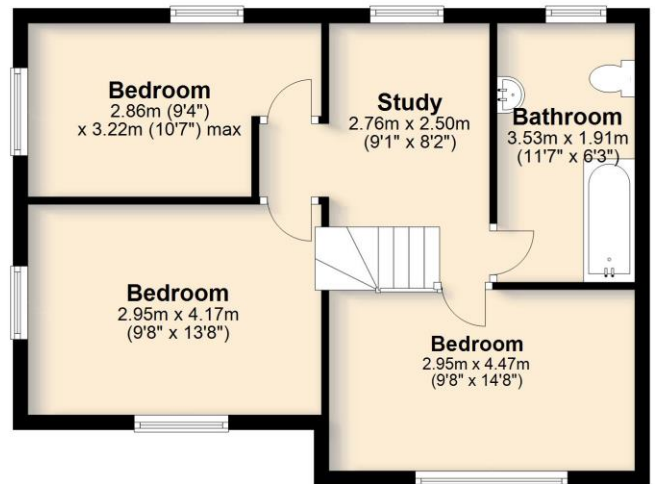
**Ground Floor**

Approx. 87.6 sq. metres (942.7 sq. feet)



**First Floor**

Approx. 53.2 sq. metres (572.4 sq. feet)



Total area: approx. 140.8 sq. metres (1515.1 sq. feet)

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