



Butchers Shop Bungalow  
Harts Lane | Bawburgh | NR9 3LS  
Guide Price £500,000

twgaze



# Butchers Shop

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3LS

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GUIDE PRICE£500,000 - £525,000.

**OFFERED WITH NO CHAIN** This charming three-bedroom detached bungalow in the sought-after village of Bawburgh with a large plot and Interesting outbuildings.

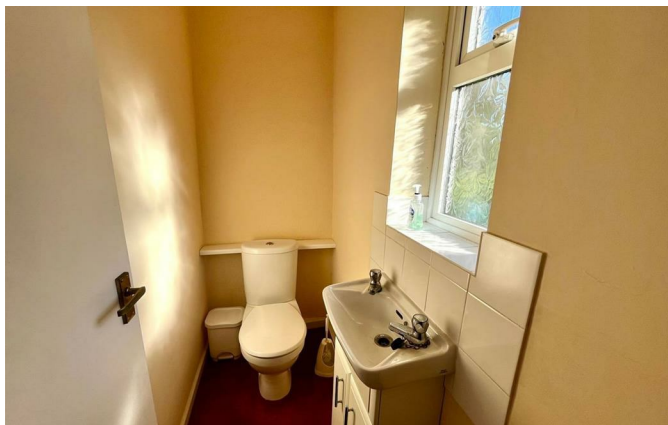
- Offered with no chain
- Three bedrooms
- Double Garage
- Bathroom and separate W.C
- Detached Bungalow
- Large Plot
- Two outbuildings
- Kitchen/breakfast room

## Full Description

GUIDE PRICE £500,000- £525,000

### Location

The bungalow 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 and the Marlingford Bell . 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 charming three-bedroom detached bungalow in the sought-after village of Bawburgh, boasts a spacious plot, offering plenty of outdoor space and potential for landscaping or extensions. The property features a cosy living area, kitchen/breakfast area, bathroom, separate toilet and comfortable bedrooms, making it perfect for families or retirees. With its peaceful village setting, you'll enjoy a sense of community while being just a short drive from nearby amenities and city conveniences. Ideal for those seeking a tranquil lifestyle.

## Outside

The large driveway and double garage offer plenty of space for parking. The two outbuildings could be great for storage, workshops or even conversion subject to planning. The bungalow, having a non-overlooked plot, means you can enjoy your outdoor space with more privacy.

## 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:

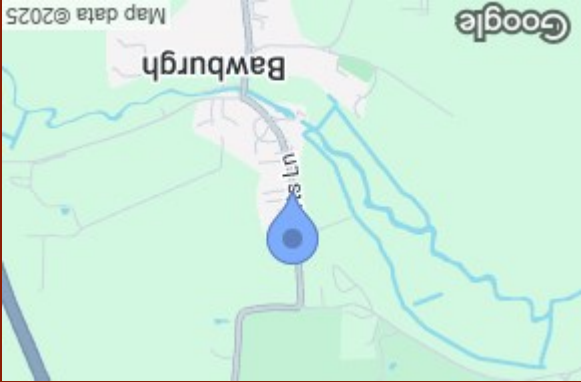
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## Viewing

Strictly by appointment with TW Gaze.

## Tenure:

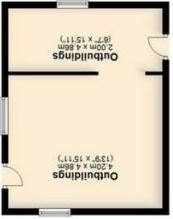
Freehold



| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |
| Not energy efficient - higher running costs |           |
| G   | F         |
| F   | E         |
| E   | D         |
| D   | C         |
| C   | B         |
| B   | A         |
| Very energy efficient - lower running costs |           |

Ground Floor

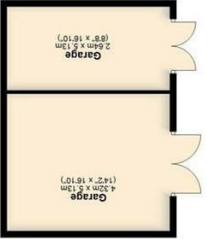
Approx. 96.7 sq. metres (1050 sq. feet)



First Floor

Approx. 158.8 sq. metres (1710 sq. feet)

Total area: approx. 204.3 sq. metres (2198.6 sq. feet)



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