



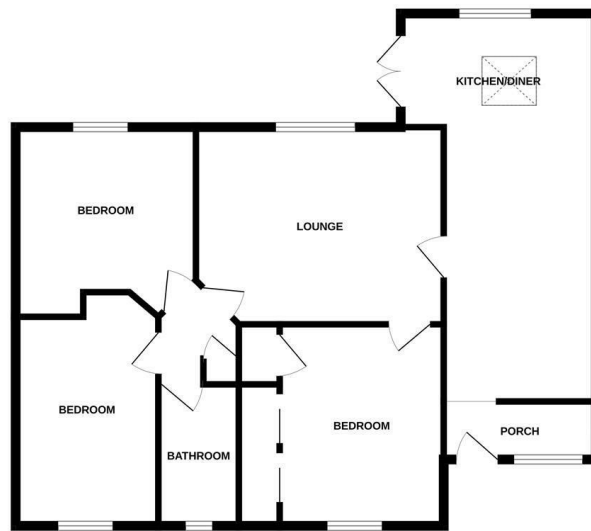
2 St. Nicholas's | Bracon Ash | Norwich | NR14 8JD

Guide Price £260,000

****GUIDE PRICE £260,000 - £270,000 STUNNING EXTENDED BUNGALOW TUCKED AWAY IN A QUIET CUL-DE-SAC**** Gilson Bailey are delighted to offer this beautifully presented and extended, three bedroom semi-detached bungalow, pleasantly tucked away within a quiet cul-de-sac in the highly sought-after village of Bracon Ash and offered with the welcome advantage of no onward chain. Providing spacious and stylish accommodation all on one level, this attractive home offers an excellent combination of modern living and a peaceful village setting. The accommodation comprises a welcoming entrance porch leading into a stunning open-plan modern kitchen/diner, creating a fantastic sociable heart to the home with plenty of space for cooking, dining and entertaining, alongside a comfortable and inviting lounge, three well-proportioned bedrooms and a family bathroom. Outside, the property is complemented by a mature front garden, while to the rear is a beautifully maintained and private garden, offering a wonderful setting for relaxing, gardening or entertaining during the warmer months. Further benefits include double glazing and oil heating. Combining extended living space, excellent presentation, three bedrooms, attractive gardens and a desirable cul-de-sac position in Bracon Ash, this appealing chain-free bungalow would make a fantastic first-time purchase or ideal choice for those seeking single-storey living, so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The layout, fixtures and fittings shown here are not intended and no guarantee as to their quantity or efficiency can be given. Made with Metaphor 12/2016

Location

Bracon Ash is a picturesque South Norfolk village offering a peaceful countryside lifestyle while remaining conveniently connected to Norwich and surrounding market towns. Surrounded by open fields and scenic rural walks, the village enjoys a strong sense of community alongside a village hall and local church. Positioned just a short drive from Mulbarton, Long Stratton and the A140, residents benefit from easy access to everyday amenities, reputable schools and excellent transport links. Combining rural tranquillity with commuter convenience, Bracon Ash is an ideal setting for those seeking village living without compromise.

Accommodation Comprises

Front door to:

Entrance Porch

Access to:

Kitchen/Diner 26'6" x 11'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, patio doors, two radiators, double glazed window, roof skylight.

Lounge 15'5" x 11'11"

Double glazed window, radiator.

Bedroom One 12'5" x 12'0"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 11'8" x 10'7"

Double glazed window, radiator, fitted wardrobes.

Bedroom Three 13'11" x 8'7"

Double glazed window, radiator, fitted wardrobes.

Bathroom 8'7" x 4'9"

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

Outside Front

Garden with mature plants and shrubs with path to front door.

Outside Rear

Lawned garden, patio seating area, barked area, mature plants and shrubs, timber sheds, enclosed walling and fencing.

Local Authority

South Norfolk Council, Tax Band A.

Tenure

Freehold

Utilities

ADSL broadband.

Mains water and electric.

Oil heating.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk Council, Tax Band A

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.

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