



Guide Price £400,000

3 Bedroom Semi-Detached House for sale  
3 Stocks Hill, Bawburgh, Norwich



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SALES AND LETTINGS





## Overview

Just a glance at Bawburgh would show the picturesque river and mill, their tranquil surroundings and a hint at the rich history but means you may miss what features lie within. This incredible property aligns perfectly with that description. A hidden find destined to add flavour to your life as your new home, just as Colman did when they first made mustard at the local mill.



## Key Features

- Guide Price: £400,000 - £415,000
- Extensive 3-Bedroom Semi-Detached House
- Three Double Bedrooms and Well-Appointed Bathrooms on both Floors
- Abundant and Versatile Living Space
- Substantial Kitchen and A Utility Space
- Ample Driveway Parking and Detached Outbuilding
- Sizeable, Verdant and Non-Overlooked Garden
- Quiet Village Location within a 6-Minute Drive of UEA and NNUH









Welcome to Stocks Hill, Bawburgh. Greeting you with a large lobby to hide away all coats, shoes and life's clutter – it acts as a divide between the stresses of life and the calm within. From here you enter the sizable living rooms, each with unique character, versatility and scope. It's worth noting the downstairs is wheelchair-friendly, a feature that speaks to the space available.

Beyond the living spaces, the home also features an extensive kitchen-diner of over sixteen square metres featuring over five linear metres of worktop space. The built-in double oven, floor space to comfortably accommodate 6 diners and an American-style fridge-freezer, make this the perfect entertainment and gourmet hub. Literally capping it all is a bright lantern window allowing natural light to flow throughout.

Lastly, on the list of downstairs features is a full bathroom and separate utility space. Always useful for those later remodels to have a full second bathroom and continues the accessibility trend.

Upstairs sits three sizable double bedrooms, and a spacious bathroom. Leading to the second and third bedrooms is a versatile area that could be used as a guest, office, storage or play space. The combination of available space and wide windows brings natural light and options however your thoughts flow.

To the outside, as well as the driveway comfortably accommodating four cars with options for more, there is naturally the extensive back garden. This boasts a non-overlooked position and contains a versatile outbuilding that currently features a wide garage door, but equally could be remodelled into whatever is required.

With the calm River Yare just a short walk away, the adjacent green and local dog-friendly pub with many an accolade to its name, you could easily forget that Bawburgh is just 15 minutes from the centre of Norwich by car. Good schools, Bawburgh Golf Club, a retail park, the University of East Anglia, and the Norwich & Norfolk Hospital are all under a ten-minute drive away.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words: ///sums.samplers.expectant





**Living Room**

14' 9" x 11' 7" (4.50m x 3.55m)

Fitted carpet, double-glazed window, open fireplace with brick surround, tiled hearth and solid wood mantel, understair storage cupboard, ceiling light, two alcoves, radiator, consumer unit and multiple sockets.

**Family Room**

19' 4" x 13' 11" (5.90m x 4.25m)

Fitted carpet, three double-glazed windows and French doors into garden, two ceiling lights, two radiators, TV aerial and multiple sockets.

**Kitchen Diner**

14' 5" x 13' 5" (4.40m x 4.10m)

Vinyl flooring, two double-glazed windows, roof lantern, fitted base and wall-mounted units, integrated dual oven, extractor hood and 5-ring electric hob, two ceiling lights radiator and multiple sockets.

**Snug**

14' 9" x 9' 6" (4.50m x 2.90m)

Fitted carpet, two ceiling lights, radiator and multiple sockets.

**Utility**

6' 2" x 4' 11" (1.90m x 1.50m)

Vinyl flooring, double-glazed exterior door to garden, houses the oil boiler, fitted base and wall-mounted units, heated towel rail, ceiling light and multiple sockets.

**Ground Floor Bathroom**

9' 6" x 7' 8" (2.90m x 2.35m)

Vinyl flooring, fitted bath with splashback tiling, Vanity wash basin with splashback tiling, toilet, ceiling light, radiator and airing cupboard.

**Lobby**

8' 0" x 5' 8" (2.45m x 1.75m)

Fitted carpet, two double-glazed windows, exterior door with window panels, ceiling light and radiator.

**Bedroom 1**

14' 9" x 9' 6" (4.50m x 2.90m)

Fitted carpet, double-glazed window, feature iron fireplace, ceiling light, storage cupboard over stairs, radiator and multiple sockets.

**Bedroom 2**

13' 11" x 9' 6" (4.25m x 2.90m)

Fitted carpet, two double-glazed windows, ceiling light, radiator and multiple sockets.

**Bedroom Three**

13' 11" x 9' 6" (4.25m x 2.90m)

Fitted carpets, two double-glazed windows, ceiling light, radiator and multiple sockets.

**First Floor Bathroom**

11' 7" x 6' 6" (3.55m x 2.00m)

Vinyl flooring, double-glazed window, wash hand basin with splashback tiling, L-shaped bath with shower mixer, fully tiled walls and glass screen, toilet, ceiling light, shaver socket and radiator.

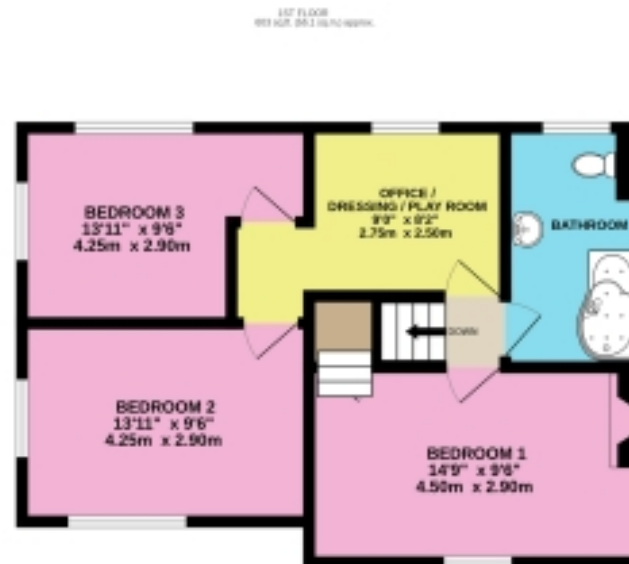
**Office**

9' 0" x 8' 2" (2.75m x 2.50m)

Fitted carpet, double-glazed window, radiator, ceiling light and multiple sockets.



# Floorplans



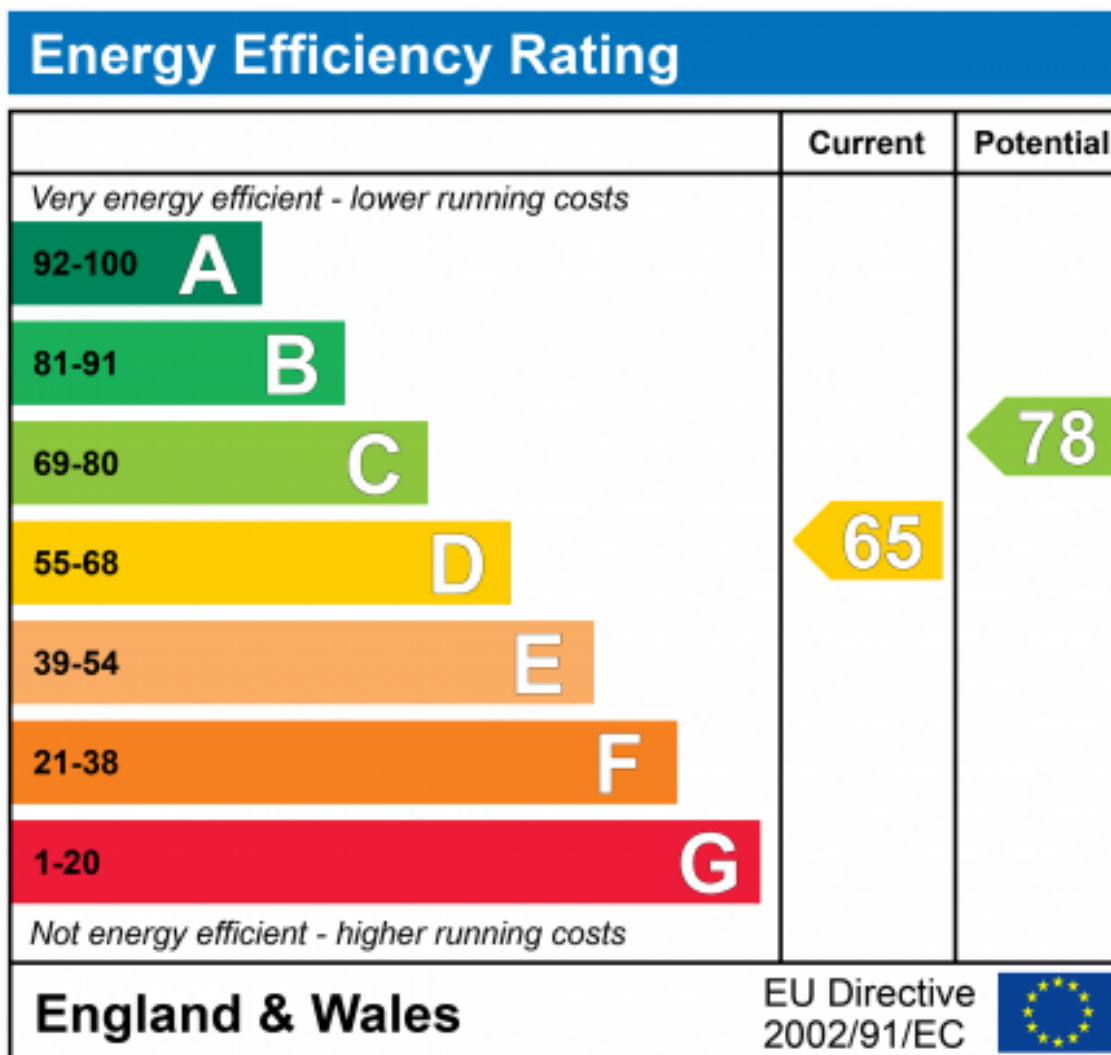
## SEMI-DETACHED 3-BEDROOM HOUSE

TOTAL FLOOR AREA : 1718 sq.ft. (159.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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