







31 Lone Barn Road I I Norwich I NR7 8HZ

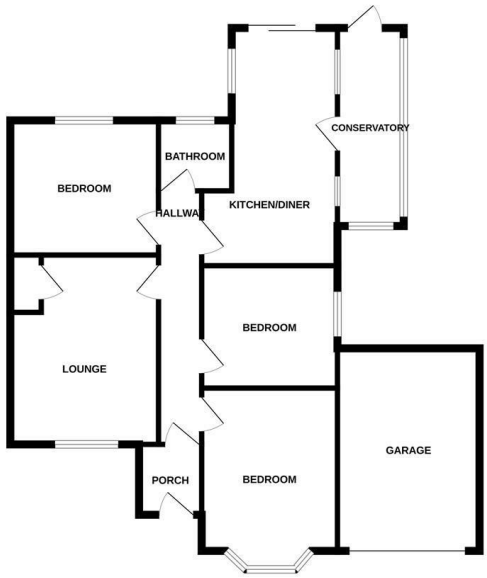
Guide Price £270,000

GUIDE PRICE £270,000 - £280,000 OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this extended, partly modernised, three bedroom, semi detached bungalow situated in the highly sought after suburb of Sprowston, offering spacious and versatile accommodation with fantastic scope for buyers to further enhance and personalise. The accommodation comprises an entrance porch, welcoming hallway, generous lounge, extended kitchen/diner, three well proportioned bedrooms, family bathroom and a conservatory, creating a wonderful additional reception space. Outside, the property occupies a generous plot with a driveway providing off-road parking and leading to a garage, while the impressive, mature rear garden offers an abundance of space for relaxing, entertaining and gardening, making it a real highlight of the home. Further benefits include double glazing, electric heating and the added advantage of being offered with no onward chain. Combining recent improvements with exciting potential in one of Norwich's most desirable suburbs, this superb bungalow is sure to appeal to first-time buyers, families and those looking to downsize alike. Early viewing is highly recommended.

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Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Location
This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises
Front door to:

Entrance Porch
Door to:

Hallway
Doors to lounge, kitchen/diner, three bedrooms and bathroom.

Lounge 14'0" x 10'11"
Double glazed window, electric radiator, cupboard.

Kitchen/Diner 17'7" x 7'10"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, three double glazed windows, sliding patio doors, electric radiator.

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

Bedroom One 13'3" x 12'10"
Double glazed windows, electric radiator, built in wardrobes.

Bedroom Two 10'11" x 9'10"
Double glazed window, electric radiator.

Bedroom Three 10'4" x 8'11"
Double glazed window, electric radiator.

Conservatory 14'7" x 4'11"
Double glazed construction with door to rear.

Outside Front
Driveway providing off road parking leading to a garage.

Outside Rear
Lawned garden, patio area, large shed/workshop, mature plants and shrubs, enclosed by timber fencing.

Local Authority
Broadland District Council, Tax Band C.

Tenure
Freehold

Utilities
Fibre to the property.
Mains water and electric.

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.

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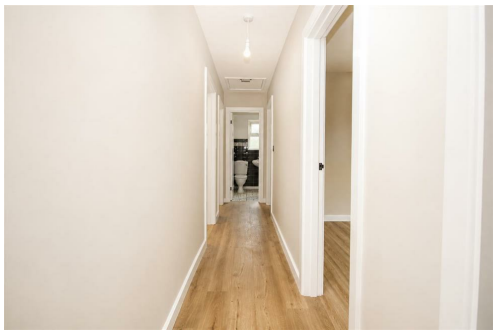
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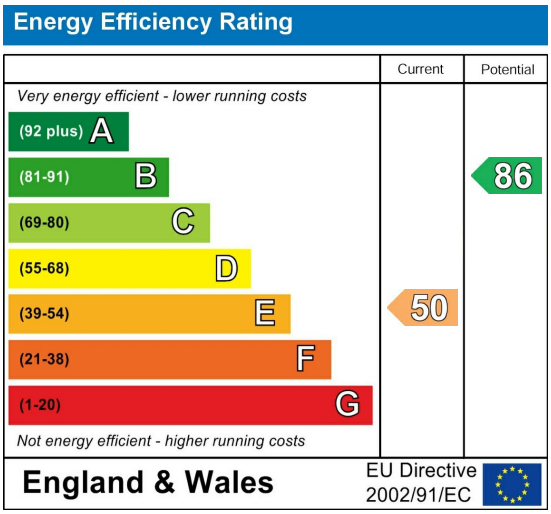












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Broadland District Council, Tax Band C

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.