



Pheasant Close, Mulbarton, Norwich

Guide Price £240,000 - £250,000 Freehold

Energy Efficiency Rating : D

- ✓ Extended Semi-Detached Home
- ✓ Large Shingle Driveway
- ✓ Gardens Backing onto Green Space
- ✓ 15' Sitting Room
- ✓ 15' Kitchen/Breakfast Room
- ✓ Study/Utility Room & Ground Floor Bedroom
- ✓ 3/4 Bedrooms
- ✓ Family Bathroom with Shower Over

To arrange an accompanied viewing please call our Poringland Office on 01508 356456

**STARKINGS
&
WATSON**



Backing onto GREEN SPACE, this semi-detached home as been EXTENDED to offer a FLEXIBLE GROUND FLOOR STUDY/utility room and BEDROOM/reception room with a SELF CONTAINED ENTRANCE. With a MODERN DECOR, large SHINGLE DRIVEWAY and excellent AMENITIES within a short walk, the property is ideal for a GROWING FAMILY! Once inside, an entrance hall offers the stairs to the first floor and leads to the 15' sitting room, which in turn leads to the 15' KITCHEN/BREAKFAST ROOM with two windows overlooking the garden. The adjacent reception room/bedroom and study/utility room offers a variety of uses. The first floor offers THREE BEDROOMS and the family bathroom with a shower. To the rear, the LAWNED GARDEN offers distant tree lined views, with a central LAWN and PATIO SPACE

LOCATION

Mulbarton is a sought after south Norfolk village which lies approximately six miles south of Norwich. The village offers a grassed common with duck pond, and is well served by a range of local facilities including post office/general store, village school, village hall, public houses, doctors/dental surgeries, and chemists. Mulbarton is conveniently situated for road travel being within easy reach of the A47, A11 and the A140.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 8BL), but to help you... Leave Norwich via Ipswich Road over the ring road traffic lights turning right sign posted Mulbarton / Swainsthorpe / Swardeston. Proceed along this road through to the village of Mulbarton proceeding through to the village of Bracon Ash turning left at the mini roundabout into

Cuckoofield Road. Turn left into Lark Rise, and left onto Pheasant Close, where the property can be found on the right hand side, indicated by our For Sale board.

The property is approached via a shingle driveway providing off-road parking for several vehicles, with access leading to the main property.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Engineered oak wood flooring, radiator, stairs to first floor landing, telephone point, coved ceiling, door to:

SITTING ROOM

16' 6" x 11' 11" Max. (5.03m x 3.63m) Continued engineered oak wood flooring, radiator x2, uPVC double glazed window to front, television and telephone point, thermostat heating and timer controls, coved ceiling, door to:

KITCHEN/BREAKFAST ROOM

15' 1" x 8' 10" (4.6m x 2.69m) Modern fitted range of wall and base level units with complementary rolled edged work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiled splash-backs, inset 'five ring' gas hob with stainless steel splash-back and extractor fan over, built in eye-level electric double oven, tiled flooring, space for fridge/freezer, washing machine and dishwasher, radiator, uPVC double glazed window to rear x2 offering garden views, space for dining table, under cupboard lighting, built in under stairs storage cupboard, smooth coved ceiling, door to:

BEDROOM/DINING ROOM

15' 5" x 7' 5" (4.7m x 2.26m) Currently used as a bedroom with fitted carpet, radiator, uPVC double glazed window and door to rear garden, telephone point, smooth ceiling with roof light and loft access hatch with pull down ladder, door to:

STUDY/UTILITY ROOM

7' 6" x 5' 10" (2.29m x 1.78m) Fitted range of base level units with complementary rolled edge work surfaces, wood effect flooring, space for tumble dryer, radiator, uPVC double glaze French doors to front, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built in airing cupboard housing wall mounted 'Worcester' gas fired central heating boiler, uPVC double glazed window to side, coved ceiling with loft access hatch and pull down ladder, doors to:

FAMILY BATHROOM

Modern white three piece suite comprising low level W.C., pedestal hand-wash basin with mixer tap over, panelled bath with mixer tap, Aqualisa power shower and glazed shower screen, tiled splash-backs and flooring, uPVC obscure double glazed window to rear, heated towel rail, extractor fan.

DOUBLE BEDROOM

9' 8" x 8' 7" (2.95m x 2.62m) Fitted carpet, radiator, uPVC double glazed window to rear with views over green space, television point, built-in wardrobe, coved ceiling.

DOUBLE BEDROOM

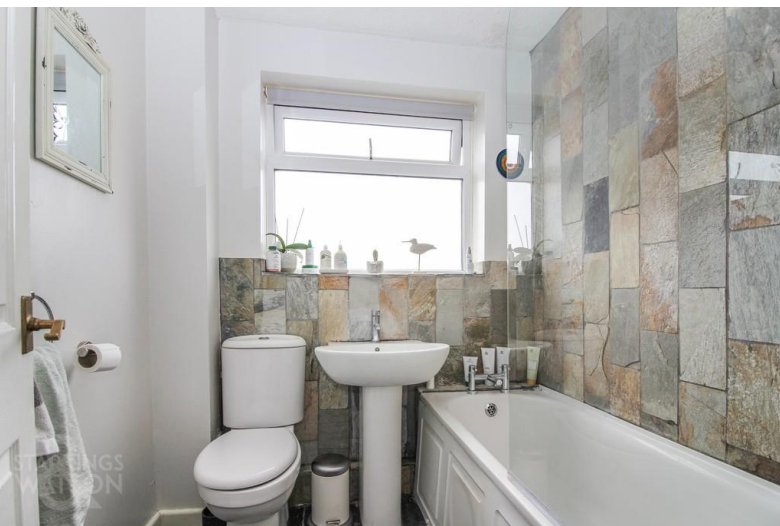
13' 4" x 8' 8" (4.06m x 2.64m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobe, coved ceiling.

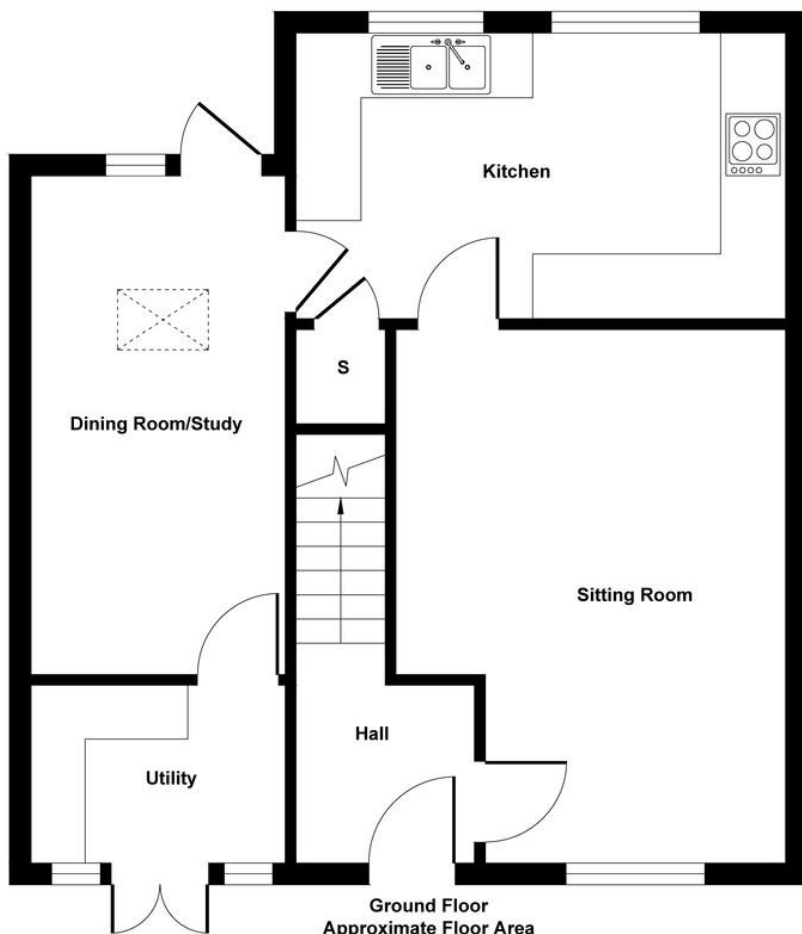
BEDROOM

10' 4" x 6' 1" Max. (3.15m x 1.85m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

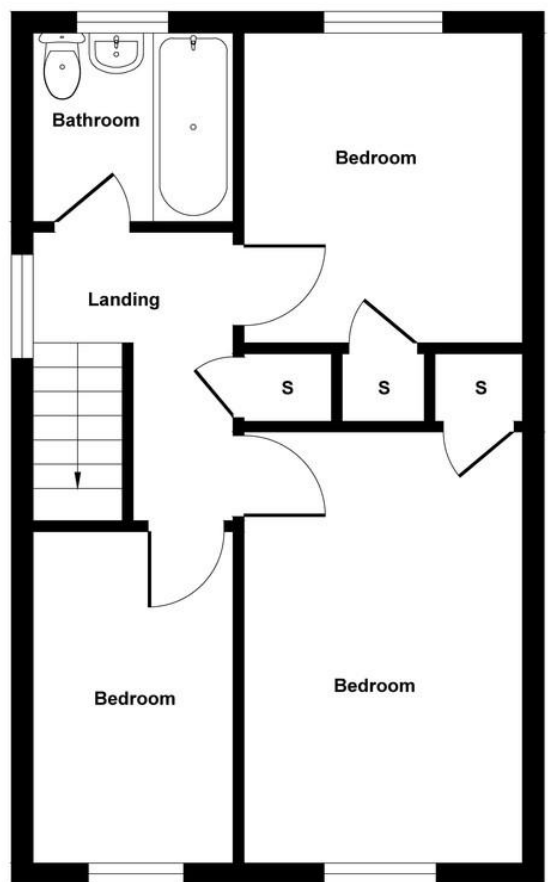
OUTSIDE REAR

Leading from the dining room is a fully enclosed lawned rear garden with hard-standing patio providing the perfect space for entertaining and alfresco dining. The garden offers a timber built storage shed with gated access providing a rear entrance. The garden boasts a non-overlooked rear aspect and rural views in the distance.





Ground Floor
 Approximate Floor Area
 560 sq. ft
 (52.02 sq. m)



First Floor
 Approximate Floor Area
 387 sq. ft
 (35.95 sq. m)

Approx. Gross Internal Floor Area 947 sq. ft / 87.97 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Centralised Hub:

Crafton House | Rosebery Business Park | Mentmore Way | Poringland | Norwich | NR14 7XP

01603 336116 | sales@starkingsandwatson.co.uk | lettings@starkingsandwatson.co.uk



SWEA Ltd t/a Starkings & Watson, Company Registration Number 10386501
 Registered Office 45a Birchfield Lane, Mulbarton NR14 8AA
 VAT Registration Number 253 994 172