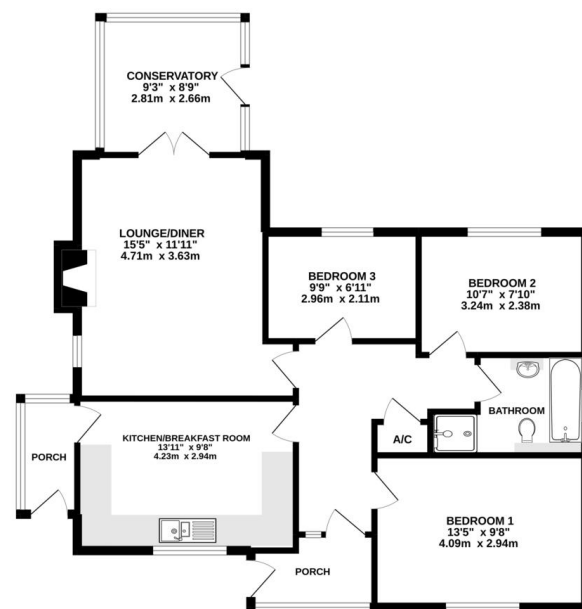




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GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The layout, fixtures and appliances shown hereon have not been tested and no guarantee, as to their operability or efficiency can be given.
 Made with Bluebeam (2022)

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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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.



Oaklands, The Rosery, Mulbarton, Norwich, Guide Price £365,000 NR14 8AL

Oaklands is an immaculately presented three bedroom detached bungalow with a south facing rear garden, located on the edge of the village. The property has recently been redecorated throughout and new carpets fitted and also has an oil fired central heating system to radiators and UPVC double glazed windows and doors. This property is offered to market with no onward chain.

- Detached Bungalow
- No Onward Chain
- Three Bedrooms
- Lounge/Diner
- Kitchen/Breakfast Room

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Property Description

LOCATION

Mulbarton is a popular village around 6 miles south of Norwich, conveniently located between the A140 and the A11 and within easy reach of the A47 Norwich southern bypass and Norwich city. The village has amenities including a Co-Op store and a supermarket with post office, a farm shop, a public house, village hall and social club, first and middle schools, medical and dental surgeries. A feature of the village is the common which is a popular recreation area for local people.

ENTRANCE HALL

UPVC entrance door with two double glazed panels. Radiator. Thermostat control for heating. Built-in airing cupboard with slatted shelves and a freestanding oil fired combination boiler. Loft access hatch. Coving.

LOUNGE/DINER

15' 6" x 11' 11" (4.72m x 3.63m) Two radiators. Open fireplace with an electric fire, decorative surround and marble inset and hearth. Television and telephone points. Coving. UPVC double glazed window to side aspect. UPVC double glazed doors to the conservatory.



CONSERVATORY

9' 3" x 8' 9" (2.82m x 2.67m) Tiled floor. Radiator. Double power points. Polycarbonate roof. UPVC double glazed windows to rear and side aspects. UPVC door with double glazed panel to a brickweave patio area and the rear garden.

KITCHEN/BREAKFAST ROOM

13' 11" x 9' 8" (4.24m x 2.95m) Worktops with cupboards and drawers below and an inset stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Tall unit housing a built-in fan assisted double oven and grill with cupboards above and below. Inset four ring electric hob with a stainless steel extractor above. Integrated fridge and freezer. Utility space below worktop with plumbing for washing machine and a further utility space for tumble dryer. Tiled floor with electric underfloor heating. Radiator. Inset ceiling spotlights. Coving. UPVC double glazed window to front aspect. UPVC door with double glazed panel to the side entrance porch.



BEDROOM 1

13' 5" x 9' 8" (4.09m x 2.95m) Radiator. Television and telephone points. Coving. UPVC double glazed window to front aspect.

BEDROOM 2

10' 7" x 7' 10" (3.23m x 2.39m) Radiator. Telephone point. Coving. UPVC double glazed window to rear aspect.

BEDROOM 3

9' 9" x 6' 11" (2.97m x 2.11m) Radiator. Telephone point. Coving. UPVC double glazed window to rear aspect.

BATHROOM

White suite comprising panelled bath with mixer tap. Wash basin with mixer tap and cupboards below. WC with concealed cistern. Fitted wall cupboards and mirror. Shaver point. Fully tiled walls and a recessed tiled shower cubicle with an Aqualisa mixer shower and folding screen door. Tiled floor with electric underfloor heating. Radiator. Extractor. Inset ceiling spotlights. Coving. UPVC double glazed window to side.



OUTSIDE

A brickweave driveway leads to a semi-detached single garage with up-and-over door, light and power, overhead storage space, UPVC door with double glazed panel to the rear garden. There is access on both sides of the property to the rear garden which is south facing and laid to lawn with a brickweave patio to the immediate rear of the property. Outside cold water tap to the front of the property.

