

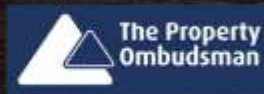
OTTER DRIVE

Mulbarton, Norwich NR14 8QG

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE PROPERTY



For our full list of available properties, or
for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- Motivated Vendors!
- Semi-Detached Home
- Three Bedrooms
- Modern Bathroom with Shower
- Modern Kitchen/Dining Room
- South Facing Gardens
- Driveway to Front
- 26' Garage/Outbuildings

This SEMI-DETACHED property has been RECENTLY RENOVATED in recent years, whilst offering a SHINGLE DRIVEWAY to front, and a 26' GARAGE/OUTBUILDING to the rear! Finished with NEWLY FITTED uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, the property offers a CONTEMPORARY FINISH including a FRESH DECOR and WOOD PANELLING. The accommodation comprises a PORCH and HALL ENTRANCE, sitting room with views across the front drive, KITCHEN/DINING ROOM with space for APPLIANCES and with FRENCH DOORS to the GARDEN, THREE BEDROOMS - two with BUILT-IN WARDROBES, and modern family bathroom with STORAGE and a shower over the bath. The rear garden offers a SOUTH FACING ASPECT with a NEW DECKED SEATING AREA and lawn, with access leading to the SHED and GARAGE. The garage offers PARKING and STORAGE, or a great GYM/HOME WORK space!

LOCATION

The popular village of Mulbarton, is located to the south of Norwich, with regular buses running to and from. Excellent road links lead to Norwich, along with the A140 out of the county. The village offers a range of local amenities including supermarket, public houses and excellent schooling, with the schools feeding to Hethersett Academy with school buses provided.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 8QG), but to help you... Leave Norwich on the A140 Ipswich Road, turning right, signposted Mulbarton B1113. Follow through the village, passing alongside The Common, turning left at the roundabout onto Cuckoofield Lane. Turn right onto Catmere Herne, and left onto Otter Drive, where the property can be found on the right-hand side, indicated by our For Sale board.

The property is approached via a large shingled off road parking area with mature planted borders and small lawned frontage. Hedging lines the side boundary with double timber gates leading to the driveway.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Wood effect flooring, uPVC obscure double glazed window to side, telephone point, cloaks storage space, coved ceiling, opening to:

ENTRANCE HALL

Wood effect flooring, stairs to first floor landing, coved ceiling, opening to kitchen/dining room, door to:

SITTING ROOM

15' x 14' 2" Max (4.57m x 4.32m) Wood effect flooring, radiator, uPVC double glazed window to side, television point, coved ceiling.

KITCHEN/DINING ROOM

15' x 9' 4" (4.57m x 2.84m) Modern range of wall and base level units with complementary rolled edge work surfaces with inset one and a half bowl sink and drainer unit with mixer tap over, inset electric ceramic hob and built-in electric oven with extractor fan, tiled splash-backs, space for washing machine, dishwasher and fridge/freezer, space for dining table, tiled flooring, radiator, uPVC double glazed window to rear, uPVC double glazed French doors to rear, wall mounted gas fired



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



central heating boiler, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, loft access hatch, doors to:

DOUBLE BEDROOM

10' 10" x 10' 2" (3.3m x 3.1m) Fitted carpet, radiator, television point, uPVC double glazed window to side, built-in double wardrobe with sliding doors.

BEDROOM

7' 10" x 6' 4" (2.39m x 1.93m) Fitted carpet, radiator, uPVC double glazed window to side, coved ceiling.

FAMILY BATHROOM

Modern white three piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage under and mixer tap over, panelled bath with mixer tap, thermostatically controlled shower and glazed shower screen, heated towel rail, tiled splash-backs and flooring, uPVC double glazed window to side smooth ceiling with recessed spotlighting and extractor fan.

DOUBLE BEDROOM

10' 1" x 9' 6" (3.07m x 2.9m) Fitted carpet, radiator, uPVC double glazed window to side, built-in triple wardrobe with sliding doors.

OUTSIDE REAR

Leading from the kitchen is a fully enclosed south facing garden which is mainly laid to lawn with mature planted borders including shrubbery, whilst being enclosed with timber fenced boundaries. The garden enjoys a bright and sunny aspect whilst offering a hard-standing timber decked seating area which provides the perfect space for relaxing and alfresco dining. A large timber shed provides useful storage, with an external cold water supply adjacent. Access leads to the outbuilding and double timber vehicular gates.

DOUBLE GARAGE

26' 2" x 15' 8" (7.98m x 4.78m) Up and over door to front, power and light, uPVC double glazed window to front and side. The garage benefits from insulation and is currently being used for a workshop/gym but could easily be used as a studio or be converted back to a garage if required.

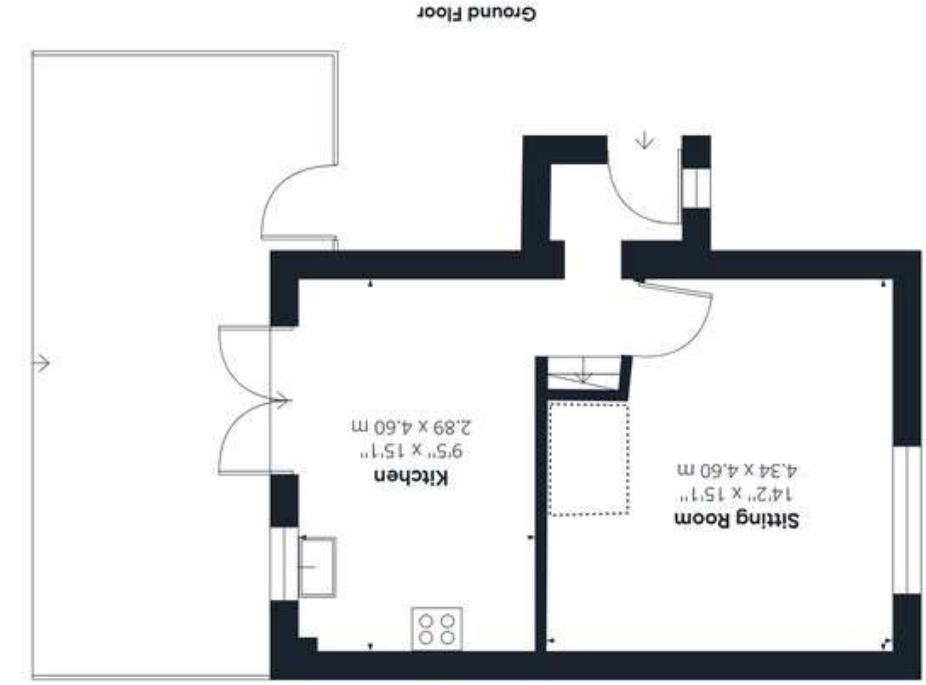
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



Approximate total area⁽¹⁾
723.84 ft²
67.25 m²

Reduced bedroom
16.68 ft²
1.55 m²

(1) Excluding balconies and terraces

Reduced bedroom
(below 1.5m/4.92ft)

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.