

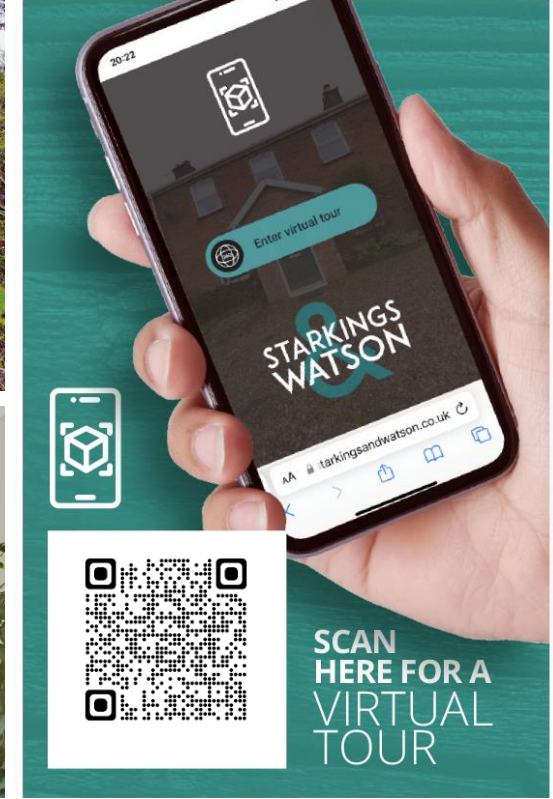
OLD RECTORY CLOSE

# Mulbarton, Norwich NR14 8LX

Freehold | Energy Efficiency Rating : C

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

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# STARKINGS & WATSON

- Private Cul-De-Sac Setting
- 1500 Sq.ft Detached Family Home (stms)
- Bi-Folding Doors to Private Gardens
- Open Plan Kitchen/Dining with Utility
- Sitting Room with Wood Burner
- Four Bedrooms
- En Suite & Family Bathroom
- Double Garage & Driveway

### IN SUMMARY

Occupying a PRIVATE NON-ESTATE cul-de-sac setting, this inviting DETACHED HOME occupies a secluded setting, with a GREEN and LEAFY rear ASPECT. With over 1500 Sq. ft (stms) of accommodation to the main house, GARDENS wrap around the property to the side and rear, all neatly tucked away, with OFF ROAD PARKING and a DOUBLE GARAGE to front. The two main living spaces run from front to back, spanning some 23', including the OPEN PLAN KITCHEN/DINING ROOM with a breakfast bar, and the 23' SITTING ROOM with a feature fire place, WOOD BURNER and BI-FOLDING DOORS to the garden. To complete the ground floor you will find a porch and hall entrance with a W.C, and separate UTILITY ROOM. Heading upstairs, FOUR BEDROOMS lead off the galleried landing, with an EN SUITE to the main bedroom, and separate family bathroom.

### SETTING THE SCENE

From the road, a lawned front verge encloses the property, with a sweeping hard standing driveway providing parking and access to the double garage.

With replacement windows and doors a number of years ago, the striking style and long handle to the front door gives a hint of the contemporary finish. The property sits on a cul-de-sac of similar properties, all whilst being close to village amenities.

### THE GRAND TOUR

Heading inside, the porch entrance offers a useful space for coats and shoes, whilst the electric fuse box is tucked to one corner. Wood flooring runs under foot, and a door opens to the entrance hall. The cloakroom is adjacent, with half tiled walls, a two piece suite, and concealed W.C. Back to the entrance hall, wood flooring continues, with stairs rising to the first floor, the smart heating thermostat is wall mounted. A glazed door leads to the sitting room, with the wood flooring continuing, and a feature wood burner offering a focal point to the room. Bi-folding doors allow the living space to open into the garden, which is mostly to the side of the property, enjoying a bright and sunny aspect. Back to the hall, double doors swing open and into the kitchen/dining space, with ample room for a large table, and the kitchen itself offering extensive storage, a built-in breakfast bar and high level cupboards stretching to the ceiling. With space for a Range style cooker, there is also an integrated dishwasher and space for an American style fridge/freezer. A further glazed door leads to the useful utility room, with matching units, a door to the rear garden and under stairs storage cupboard. Heading up, the galleried landing is a spacious area, with doors to the four bedrooms, including the main bedroom with built-in wardrobes.



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



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Price:



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The en suite shower room leads off the main bedroom, with a three piece suite encompassing storage under the sink and a heated towel rail. The family bathroom includes a modern four piece suite with a bath, storage under the sink, and electrically operated shower with Aqua board splash backs.

#### THE GREAT OUTDOORS

Lawned gardens wrap around the property, to the side and rear. To the rear, a door leads from the utility room, with a hard standing footpath, various planting, and post and rail fencing running along the rear boundary. Heading to the side, the garden continues with a patio, planted beds and main lawned expanse, which in turn leads to the sitting room bi-folding doors. The garage offers twin up and over door to front, storage above, power and lighting.

#### OUT & ABOUT

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.

#### FIND US

Postcode : NR14 8LX

What3Words : ///equipping.comply.fracture

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



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

(1) Excluding balconies and terraces

Approximate total area (1)  
1783.34 ft<sup>2</sup>  
165.68 m<sup>2</sup>