

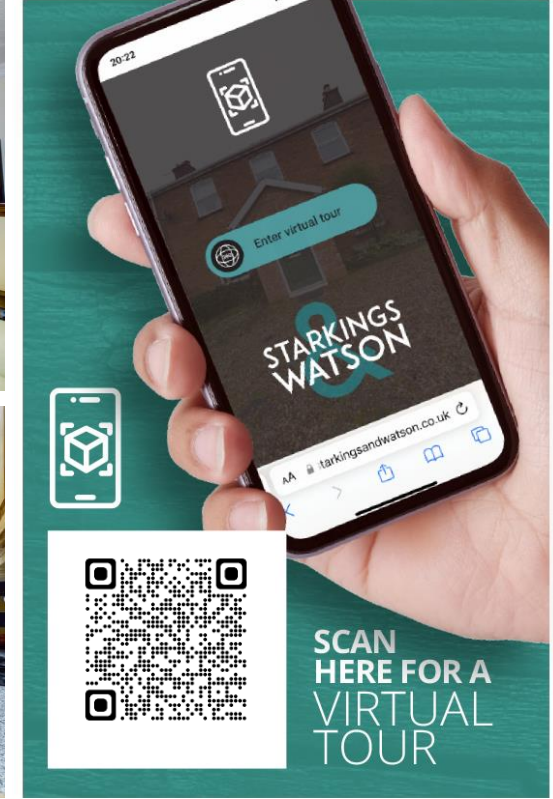
LARK RISE

# Mulbarton, Norwich NR14 8EG

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Popular Residential Location
- Extended End-Terrace Home
- Income Generating Solar Panels
- Two Reception Spaces
- Kitchen & Utility Room
- Three Double Bedrooms
- Cloakroom & Luxury Shower Room
- Enclosed Garden & Oversized Garage

### IN SUMMARY

This well-presented FAMILY HOME occupies a popular location in Mulbarton, with an EXTENDED LAYOUT including an INTEGRAL 21' GARAGE which offers further potential, and INCOME GENERATING SOLAR PANELS with Solar iBoost for HOT WATER. The ground floor includes a SIZEABLE 21' SITING/DINING ROOM, KITCHEN with VELUX WINDOWS to rear, utility room, cloakroom and CONSERVATORY. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, including a LUXURY and CONTEMPORARY SHOWER ROOM with AQUA BOARD SPLASH BACKS. The REAR GARDEN is low maintenance and easy to maintain, and there is PARKING to front.

### SETTING THE SCENE

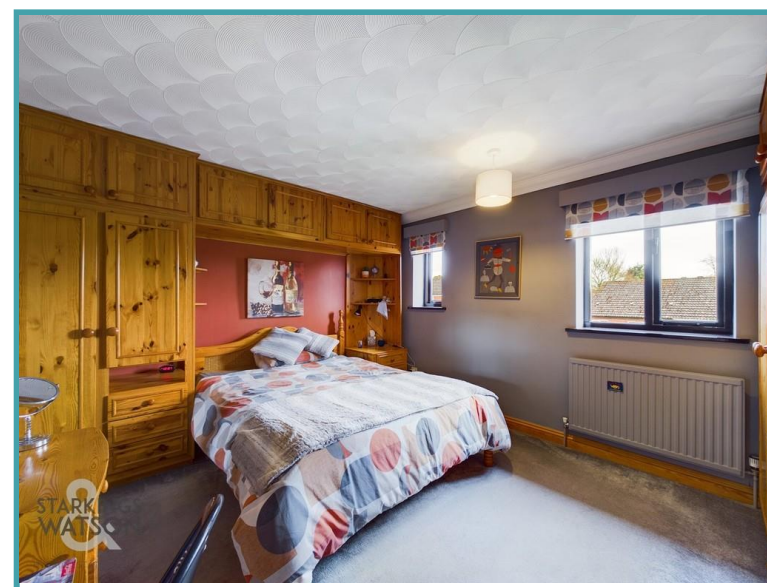
Situated towards the end of the road and opposite single storey properties and similar family homes, the front garden offers a low maintenance space including paving and shingled beds. Off road parking is provided in front of the garage, with double doors to the storage space.

### THE GRAND TOUR

Heading in the front door, a porch entrance greets you, with fitted carpet and a built-in double storage cupboard. A door then leads into the sitting/dining room, a sizeable room with continued fitted carpet and double-glazed window to front. There is ample space for a table and soft furnishings, whilst a door leads to the stairs, and a full range of storage can be found under the stairs. Heading into the kitchen, this bright room is flooded with natural light via two velux windows, whilst a range of wall and base level units offer storage, and a built-in breakfast bar offers dining space. There is an integrated gas hob and built-in eye level electric double oven, with space for further appliances. An opening leads to a lobby area with the garage and conservatory beyond, whilst a door leads to a utility room with space for further appliances, and a useful ground floor cloakroom beyond. The conservatory extends the living space, with central heating installed, and huge potential to create a flexible living space. Upstairs, the three double bedrooms lead off the landing, with built-in wardrobes to the main bedroom, and storage on the landing. The contemporary shower room offers an eye-catching space with a large shower cubicle finished with Aqua-board splash backs. The property is finished with gas fired central heating.

### THE GREAT OUTDOORS

The rear garden is laid to patio and fully enclosed with timber panelled fencing. There is ample space for outdoor entertaining, and space for planting.



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#### 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 8EG

What3Words : ///last.brings.foresight

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property includes income generating solar panels.

**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:



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**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.

(1) Excluding balconies and terraces

**Approximate total area (1)**  
1306.32 ft<sup>2</sup>  
121.36 m<sup>2</sup>