

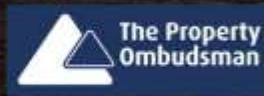
TENCH CLOSE

Mulbarton, Norwich NR14 8FX

Freehold | Energy Efficiency Rating : B

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FOR SALE PROPERTY



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- Substantial Detached Home
- Tree Lined Green & Leafy Outlook
- Landscaped Gardens Offering Privacy
- Double Garage & Parking
- Open Plan Kitchen/Family Space
- Sitting Room & Study
- Four Double Bedrooms
- Two En Suites & Family Bathroom

IN SUMMARY

With a SPACIOUS PLOT, GREEN and LEAFY OUTLOOK with some 1690 Sq. ft (stms) of accommodation, this IMPOSING DETACHED FAMILY HOME offers OPEN PLAN LIVING and a beautifully quiet setting. Built by the renowned HOPKINS HOMES including HIGH CEILINGS and SASH WINDOWS to the main aspects, the property offers a DOUBLE GARAGE and PARKING to the side, with newly LANDSCAPED GARDENS which are a FANTASTIC SIZE and offer plenty of PRIVACY. Internally, the property offers a HALL ENTRANCE with storage, 15' SITTING ROOM with feature fire place, study, cloakroom, and 33' KITCHEN/DINING and FAMILY ROOM with FRENCH DOORS to the garden, along with a further UTILITY ROOM. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing, three include BUILT-IN WARDROBES, two are completed with EN SUITE SHOWER ROOMS, whilst a family bathroom serves the other two.

SETTING THE SCENE

With a grand façade and a pillared entrance, the front gardens have been planted and landscaped, with a

pathway leading to the front door. To the left hand side, a double driveway can be found in front of the double garage, with further planted gardens adjacent. The property sits opposite a green space with mature trees for an attractive outlook and privacy.

THE GRAND TOUR

Heading inside, the entrance hall offers a versatile wood floor, with stairs straight ahead and storage below. Doors lead off to all the ground floor principal rooms, starting with the sitting room. With a feature fire place and inset coal effect gas fire, the sitting room offers fitted carpet, sash window to front, and double doors to the open plan kitchen, dining and family space. Extending to some 33' this open plan room is finished with tiled flooring whilst offering space for soft furnishings and a table, whilst the kitchen includes a wraparound set of wall and base level units with a built-in breakfast bar, and space for a Range style gas cooker. The kitchen is finished in a high gloss, with a door into the adjacent utility room which is finished in the same style, whilst offering space for laundry appliances. A door leads to the side, whilst a wall mounted gas fired central heating boiler is located to one side. The study leads off the entrance hall with a sash window to front, whilst a cloakroom is tucked away next door, with a two piece suite and tiled splash backs. Heading upstairs, storage leads off the landing, with doors to all four double bedrooms. Starting to the left, the front bedroom is a great sized double, with built-in double wardrobe, and en suite shower room including a modern white three piece suite, whilst the back left



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bedroom is a further double. The family bathroom sits in the middle, with a three piece suite and shower over the bath. The back right bedroom is a further double, with a built-in double wardrobe. The main bedroom is located to front, with twin built-in double wardrobes, and an en suite shower room with attractive views to front.

THE GREAT OUTDOORS

To the rear, a shaped lawn is enclosed within timber panel fenced boundaries, with planted borders and bark chipping, along with a feature circular patio to the far corner. Huge potential exists for further landscaping across the rear of the property, where the gardens tuck around to the corner, where the utility room entrance can be found. Gated access leads to the driveway, and a door into the double garage.

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 8FX

What3Words : ///assorted.named.embarks

VIRTUAL TOUR

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

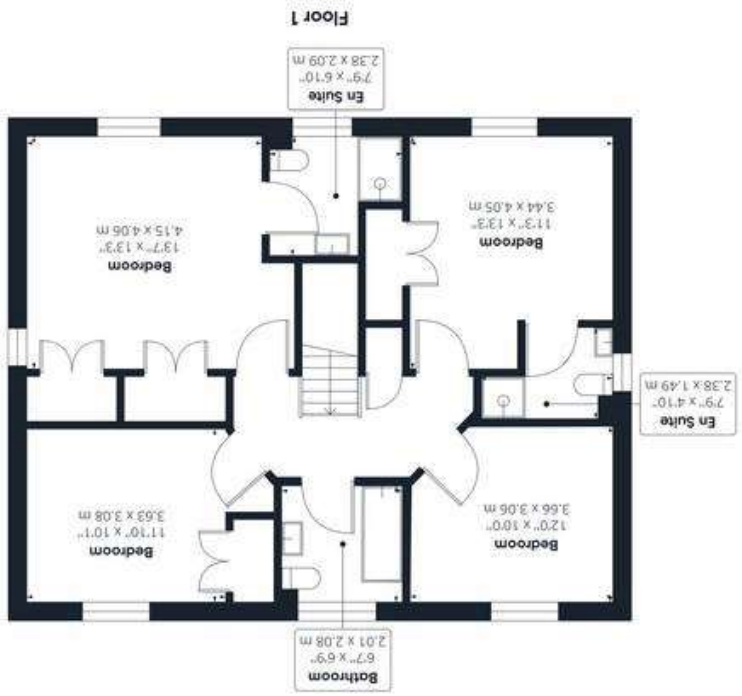
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Price:



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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⁾

1690.83 ft²
157.08 m²