

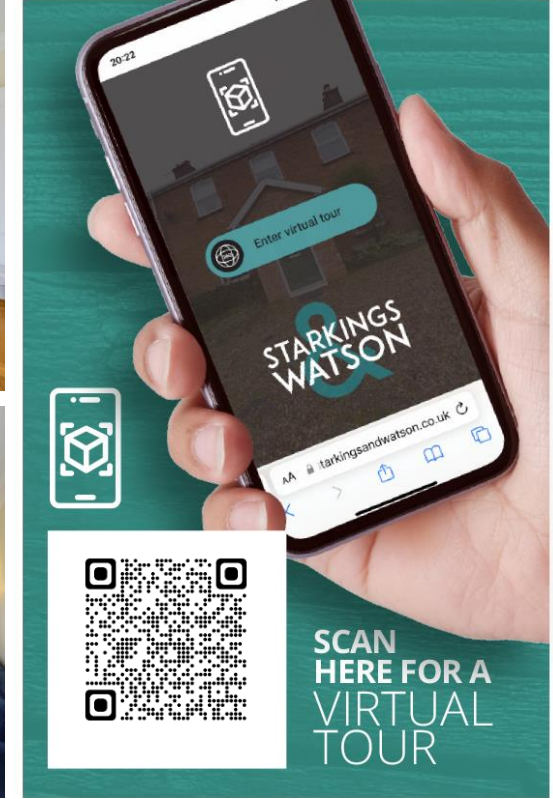
MINNOW WAY

# Mulbarton, Norwich NR14 8FP

Freehold | Energy Efficiency Rating : B

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](http://starkingsandwatson.co.uk)





- Located on the Fringes of Oakley Park
- Link-Detached Home
- Overlooking Green Space
- 17' Kitchen/Dining Room
- Three Double Bedrooms
- En Suite, Cloakroom & Family Bathroom
- Approx 60ft Rear Garden with Patio (stms)
- Driveway & Garage with Electric Door & Charger

#### IN SUMMARY

Guide Price £400,000-£425,000. This MODERN link-detached FAMILY HOME overlooks OPEN GREEN SPACE on the FRINGES of the DEVELOPMENT, with a LARGER THAN AVERAGE GARDEN which extends in excess of 60ft (stms), and benefits from a WEST FACING ASPECT along with a BRAND NEW PATIO and timber shed. Tucked away towards the end of a CUL-DE-SAC, the property offers DRIVEWAY PARKING and a 22' GARAGE currently used as a FAMILY ROOM with an electric door to front. Presented in AS NEW CONDITION, the property offers a HALL ENTRANCE with storage and stairs leading to the first floor. Downstairs, a cloakroom and 15' sitting room lead from the hall, with DOUBLE DOORS to the 17' KITCHEN/DINING ROOM which runs the width of the house, and offers PLEASANT GARDEN VIEWS and ample space to cook and dine. Upstairs, THREE DOUBLE BEDROOMS can be found, including the main bedroom with EN SUITE and further family bathroom.

#### SETTING THE SCENE

With a low maintenance shingled frontage, there is ample parking, access to the main property and garage with an electric garage door to front and offering an electric charging point. Overlooking green space, the position is second to none, allowing excellent natural light given the open aspect.

#### THE GRAND TOUR

Heading inside the carpeted entrance hall includes a recessed door mat, with the stairs rising to the first floor and storage built-in below. A useful cloakroom can be found to the right with a white two piece suite and tiled splash backs. The sitting room offers a carpeted space with windows to front and side, utilising the open aspect to offer the view and great natural light. Double doors open up to the kitchen/dining room, offering a range of wall and base level units, including an inset gas hob and built-in electric double oven with extractor fan. Space is provided for further white goods, with tiled flooring under foot and space for a table. A door leads back into the hall entrance, whilst French doors fold back allowing a view straight down the garden and onto the new patio. Heading upstairs, three bedrooms lead off the landing, all good sized doubles with two offering built-in wardrobes. The family bathroom offers part tiled walls with a shower over the bath. The main bedroom offers an en suite shower room with tiled splash backs.



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



### THE GREAT OUTDOORS

The rear garden has been recently landscaped, being mainly laid to lawn, and now incorporating a full width patio for outside seating, and a useful timber storage shed. Enclosed with timber panelled fencing, the garden is a great size, and still offers potential for further landscaping. The enclosed car port and garage are adjacent, with the garage, currently used as a Garage/Family Room/Gym offers 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 8FP

What3Words : ///breathy.vowed.shakes

### VIRTUAL TOUR

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

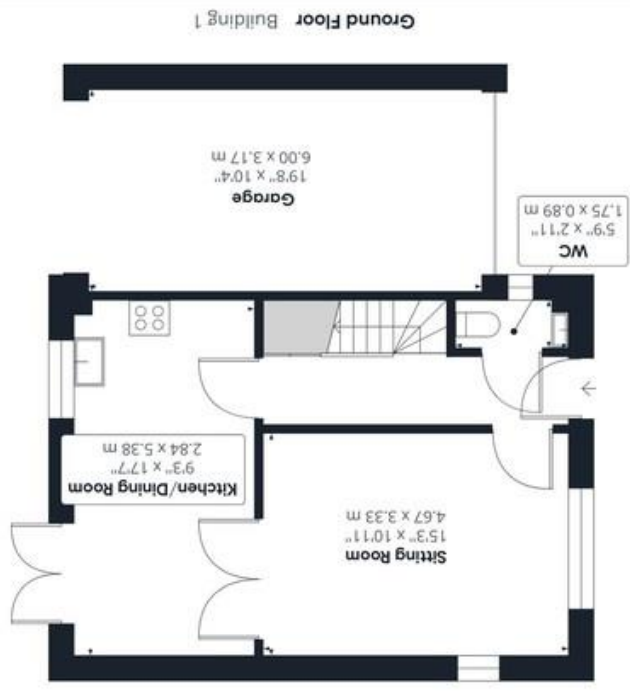
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential 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](https://starkingsandwatson.co.uk)



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.

Reduced bedroom (below 1.5m<sup>2</sup>/4.92ft<sup>2</sup>)

(1) Excluding balconies and terraces

3.76 m<sup>2</sup>

40.49 ft<sup>2</sup>

Reduced bedroom

1258.10 ft<sup>2</sup>

116.88 m<sup>2</sup>

Approximate total area<sup>(1)</sup>

HYBRID ESTATE AGENTS

