

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



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- Beautiful Setting Overlooking Green Space
- Detached Executive Family Home
- Open Plan Kitchen/Living Area
- Formal Sitting Room & Study
- Four Double Bedrooms
- Two En-Suites & Family Bathroom
- Large Rear Garden with Patio
- Double Garage & Driveway

#### IN SUMMARY

Tucked away at the REAR of the DEVELOPMENT overlooking GREEN SPACE, with some 1690 Sq. ft (stms) of accommodation, this IMPOSING DETACHED FAMILY HOME offers OPEN PLAN LIVING and FANTASTIC SIZED GARDEN. Built by the highly regarded HOPKINS HOMES with HIGH CEILINGS and SASH WINDOWS to the main aspects, the property offers a DOUBLE GARAGE and PARKING to the side. Internally the property ENJOYS OPEN TREE LINED VIEWS to front, with the property offering 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.

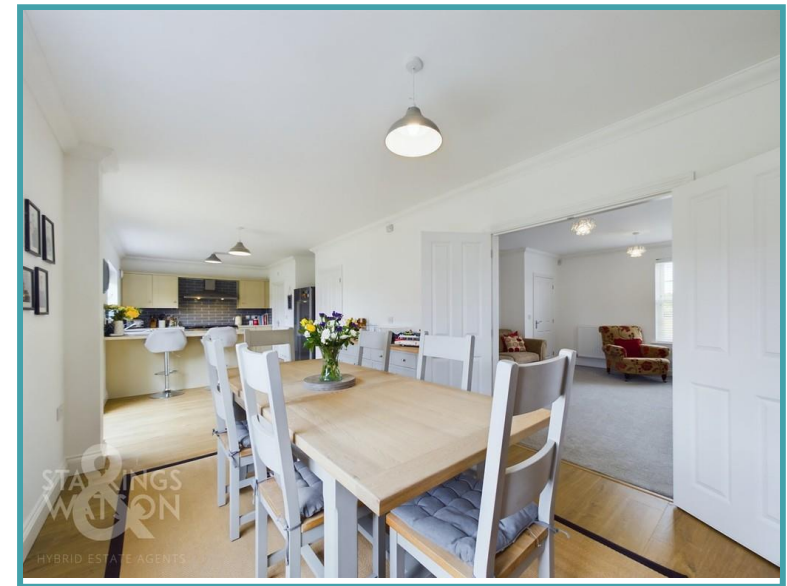
#### SETTING THE SCENE

Set on a private driveway, a sweeping lawned frontage with a central pathway leads to the main entrance. The double garage is offset to one side, with parking for several vehicles and access to the rear garden. Open views over green space can be enjoyed, with the play

park set back to one side, and distant tree lined views directly in front.

#### THE GRAND TOUR

Heading inside, the entrance hall offers a versatile wood floor for ease of maintenance, 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 with views, and double doors to the open plan kitchen, dining and family space. Extending to some 33' this open plan room is finished with wood flooring whilst offering space for soft furnishings and a table, whilst the kitchen includes a wrap around set of wall and base level units with a built-in breakfast bar, and space for a Range style gas cooker and American style fridge/freezer. The kitchen is finished in neutral tones, 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 with tiled splash backs, whilst the back left 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



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suite shower room with attractive views to front.

#### THE GREAT OUTDOORS

To the rear, a lawn wraps around to the side and rear, with timber panel fenced boundaries. A patio extends from the kitchen, with a further patio tucked behind the garage to take in the afternoon sun. Huge potential exists for further landscaping across the rear of the property, whilst gated access leads to the driveway. The double garage offers twin doors 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 8FP

What3Words : ///patching.gagging.running

#### VIRTUAL TOUR

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

#### AGENTS NOTE

An annual service charge for the maintenance of communal green space is charged in the region of £100 per annum.

**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:

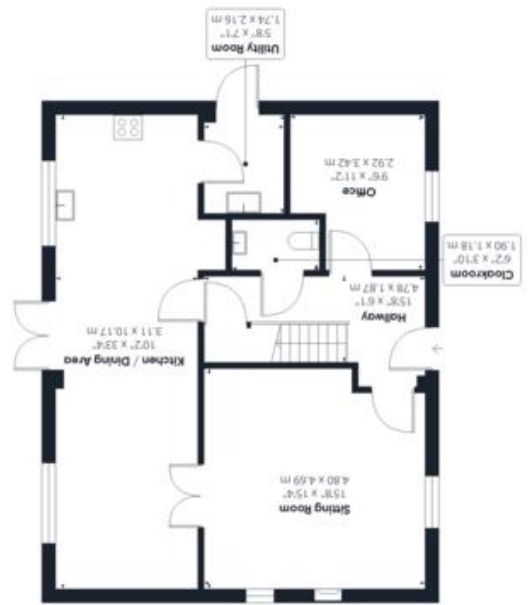


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Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1

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)  
 2149.25 ft<sup>2</sup>  
 199.67 m<sup>2</sup>