



THE STORY OF

5 Chappshill Way

Mulbarton, Norfolk

SOWERBYS

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5 Chappshill Way

Mulbarton, Norwich,
NR14 8GN

Detached Family Home

Wonderfully Presented Throughout

Open-Plan Living Options

Three Double Bedrooms

En-Suite to Principal

Flexible Accommodation

Garage and Off Road Parking

Enclosed Private Garden

Highly Desirable Location

Low Maintenance Home

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“My favourite spot is the garden room, it’s light, airy and peaceful.”

Set amongst a quiet cul-de-sac in the ever popular village of Mulbarton, a wonderfully presented and spacious family home awaits, with versatile accommodation and generous bedrooms.

Reams of natural light fill the impressive interiors, whilst the elegant balance of open-plan living options make for a sociable family home which retains the flexibility and functionality required to accompany the ever-changing demands of a modern lifestyle.

A striking kitchen/dining room occupies the rear of the home and extends into the

garden room, making for a brilliantly sociable space, enjoying pleasant views of the rear garden and integrating well with the sheltered sun terrace also.

The kitchen itself features a wealth of cabinetry as well as a full complement of fitted appliances.

The large sitting room is linked via internal double doors making this a handy flexible space; easy to integrate with the kitchen/dining room when entertaining, or simply shut the doors to give the sitting room a cosy definition of its own for family movie nights.





The first floor is home to three excellent bedrooms, all of which are comfortable doubles. The principal bedroom enjoys a large built-in wardrobe and a well-appointed en-suite whilst the two further bedrooms are well-served by the central family bathroom.

“Since living here we’ve made many improvements, including completely re-fitting the bathroom and en-suite.”



Outside, the generous plot means that the off road parking to the front is complemented by the integral garage, whilst the rear garden provides a deceptively private oasis with a sunny dining terrace leading to a lawned area, currently laid with artificial grass and bordered by well-stocked raised beds. The garden shed is also fitted with power and lighting.



“The village is peaceful yet thriving. As soon as we moved here we felt very welcome.”



First Floor
Approximate Floor Area
594 sq. ft
(55.18 sq. m)



Ground Floor
Approximate Floor Area
690 sq. ft
(64.10 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS



Mulbarton

IN NORFOLK
IS THE PLACE TO CALL HOME



A village and civil parish located south of Norwich, Mulbarton is just over six miles away from the city centre.

Its Common is something that the village is well-known for. The land, in all its glory, extends over 45 acres and is now a recreation area for the community and their pets.

The popular local pub, The World's End, dates from approximately the 17th century and still trades today.

For those looking to get involved in the local community there are lots of opportunities from football, cricket, or gymnastics clubs and the sports and social club, to the local choir and a playgroup for those with young children.

Mulbarton also has a primary school, a village shop and a supermarket, a café, a post office, dentist, doctors and a pharmacy.

Just over six miles away is the ancient city of

Norwich, which been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from the Vendor



The World's End pub, circa pre 1900s.

“There’s a thriving village pub and just a sense of belonging that we hadn’t felt before.”

THE VENDOR

*Photo credit to www.mulbartonhistory.org.uk



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 9241-2807-7904-9025-6525

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///embers.response.announced

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