

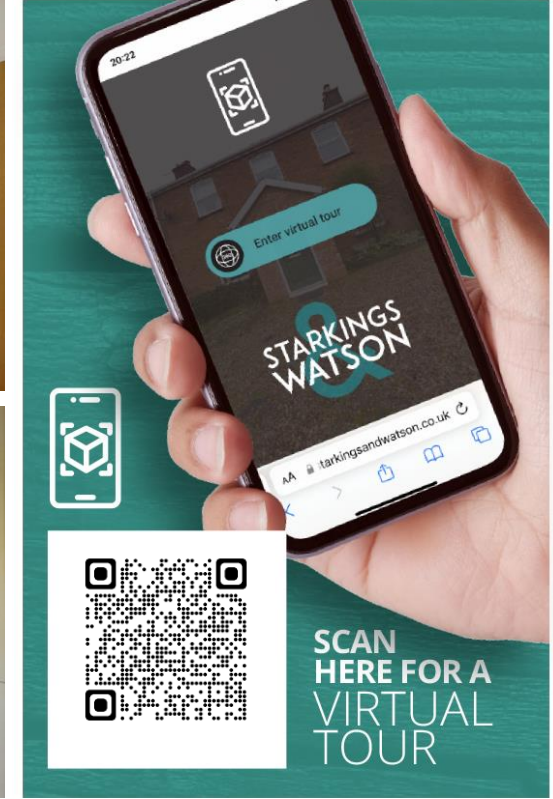
BIRCHFIELD LANE

Mulbarton, Norwich NR14 8BS

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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- No Chain!
- Mid-Terrace Bungalow Close to Amenities
- Fully Update & Modernised
- Sitting Room with Feature Fire Place
- Two Double Bedrooms
- Re-fitted Shower Room
- Newly Installed Kitchen
- Landscaped Rear Garden

IN SUMMARY

NO CHAIN. AS GOOD AS A NEW BUILD! Having been FULLY RENOVATED and MODERNISED, this mid-terrace BUNGALOW enjoys an ENVIABLE POSITION at the top of Birchfield Lane, a short stroll to the village shops. Finished with a CONTEMPORARY STYLE, the space has been MAXIMISED to create a flexible home for MAINTENANCE FREE and EASY LIVING. RE-WIRED and RE-PLUMBED, a smart RENDERED EXTERIOR awaits your choice of colour! Internally, finished with uPVC DOUBLE GLAZING and a BRAND NEW GAS FIRED CENTRAL HEATING SYSTEM, the welcoming entrance leads to the SITTING ROOM with its feature fire place, with TWO DOUBLE BEDROOMS – one off the rear hall. The SHOWER ROOM is finished with a BRAND NEW SUITE, including STORAGE and a RAINFALL SHOWER bordered with AQUA BOARD SPLASH BACKS. The NEW KITCHEN includes INTEGRATED APPLIANCES. Every last detail has been considered, including recessed spotlights and BEAUTIFUL INTERNAL DOORS. The REAR GARDEN has been LANDSCAPED with a PORCELAIN TILE PATIO.

SETTING THE SCENE

Set back from the road, the first section of garden has been created and engineered as off road parking. Whilst there is no direct dropped curb from the road, the neighbouring drop can be used for access. Potential buyers may wish to progress the access to a full dropped curb for ease. The shingled section leads to a path, bordered with newly turfed gardens to each side, and well-manicured hedging. The exterior has been newly rendered and awaits a buyers choice of colour on completion.

THE GRAND TOUR

The new front door ensures a warm and cosy interior, with an entrance porch leading to the adjacent main bedroom and sitting room. Engineered wood flooring runs underfoot for ease of maintenance, with the internal doors finished in an attractive wood panelled style. The double bedroom includes a uPVC double glazed window to front, fitted carpet, and an array of plug points for modern living. The sitting room is centred on a feature fire place, and creates the perfect cosy room for several sofas and views over the front garden to be enjoyed. The inner hall is finished with wood flooring, leading to the second double bedroom, which is carpeted and faces to the rear. Serving both bedrooms is the newly fitted shower room, complete with a three piece suite, heated towel rail and Aqua board splash backs to all walls. Storage can be found under the sink, whilst the glazed shower enclosure conceals a twin head thermostatically controlled rainfall shower. To the far corner, the kitchen can be found, with a



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contemporary range of wall and base level units and wood effect work surfaces. Integrated cooking appliances include an electric ceramic hob and built-in electric oven, along with a built-in fridge/freezer and washing machine. Wood flooring runs under foot for ease of maintenance, with a door leading to the rear garden.

THE GREAT OUTDOORS

Outside, the garden has been landscaped with a large porcelain tiled patio, ideal for summer entertaining. Timber panelled fencing runs to both sides, with an access gate via the neighbouring garden to the front. The garden is then laid to grass, with mature hedging to all sides – great for easy maintenance, or ready for a keen gardener!

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 8BS

What3Words : ///clinic.brass.plausible

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:



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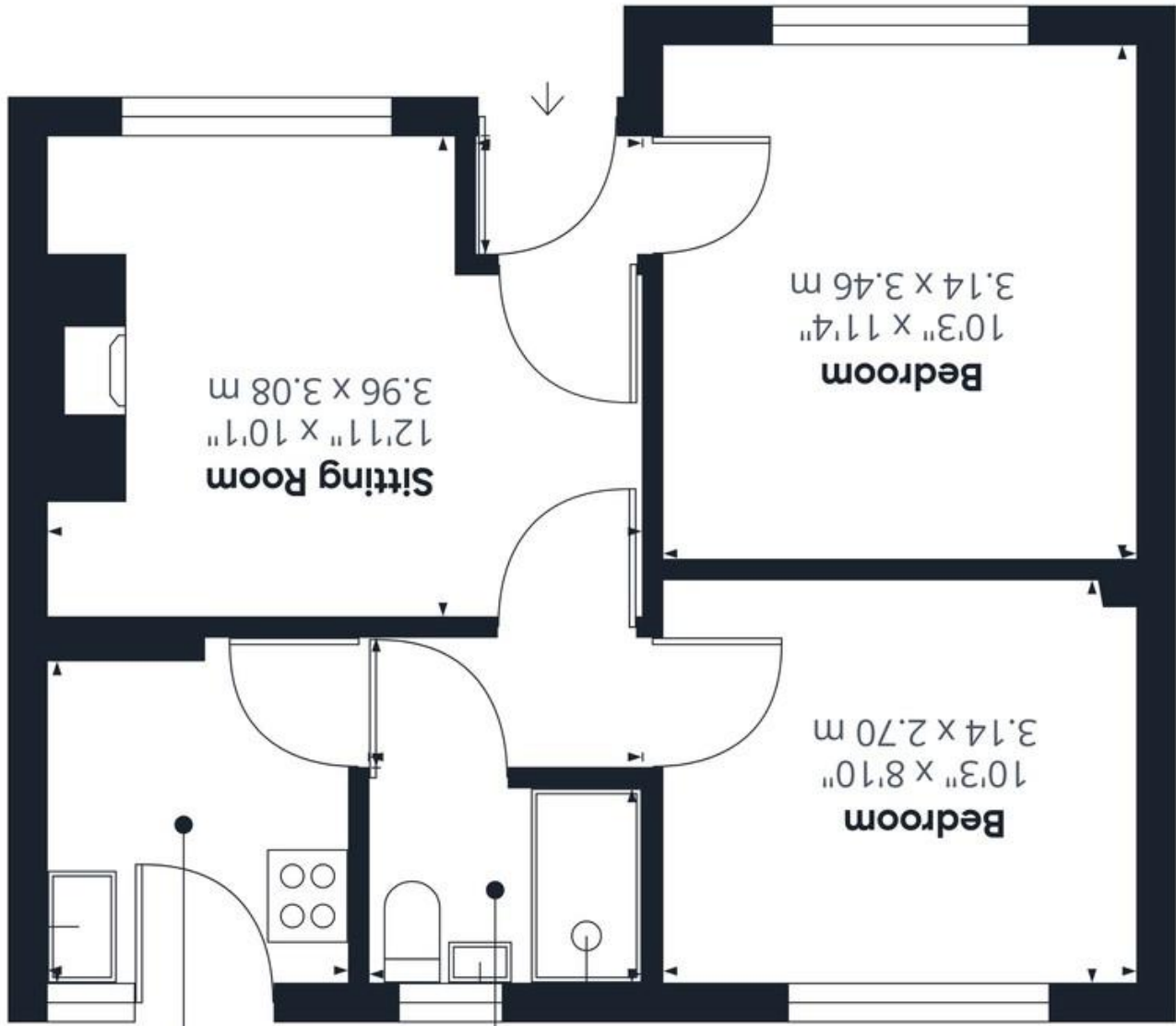
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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area^m
443 ft²
41.16 m²



Kitchen
6'8" x 7'4"
2.05 x 2.26 m

Shower Room
5'10" x 4'4"
1.79 x 1.34 m

Sitting Room
12'11" x 10'1"
3.96 x 3.08 m

Bedroom
10'3" x 11'4"
3.14 x 3.46 m

Bedroom
10'3" x 8'10"
3.14 x 2.70 m