



Total area: approx. 97.2 sq. metres (1046.0 sq. feet)

## 9 ROSARY CLOSE, MULBARTON NR14 8AX

**DETACHED CHALET STYLE HOUSE LOCATED IN MULBARTON WITH ENTRANCE HALL, SITTING ROOM, DINING ROOM, CONSERVATORY, KITCHEN, 3 DOUBLE BEDROOMS, SHOWER ROOM, GARAGE, 100' REAR GARDEN, DOUBLE GLAZING, GAS CENTRAL HEATING AND NO ONWARD CHAIN ENERGY RATING D**



**GUIDE PRICE £325,000**

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.

## Location

The property is located in the popular village of Mulbarton within 6 miles of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. The village has a church, village hall, a primary school, Co-op store, a common and a doctor's surgery.

## Accommodation

The ground floor accommodation comprises of entrance hall, sitting room with fireplace, dining room with French doors, Conservatory with French doors to the garden, kitchen, double bedroom and shower room. On the first floor there are two further double bedrooms.

## Outside

The front garden is laid to lawn with a driveway leading to the front door and to the garage. The 100' rear garden is laid to lawn with shrub borders, trees, timber garden shed, greenhouse, patio and side access. The property benefits from gas fired central heating and double glazing.

## Directions

Leave Norwich on the Ipswich Road, cross over the outer ring road and take the left fork at the traffic light junction at the Tesco's super store and follow the B1113 through Swardeston. Entering the village of Mulbarton take the left fork at the common and follow the road until it becomes Long Lane, turn right into Rosary Close and the property can be found at the end on the right.

## Local Authority

South Norfolk District Council.

## Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

## Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

## Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

## Hours of Business

Monday to Friday: 0900 – 1730  
Saturdays: 1000 – 1300.



**Sitting Room**



**Kitchen**



**Dining Room**



**Conservatory**



**Rear Garden**



**Rear Elevation**

