



THE STORY OF

26 Cornfield Road

Mulbarton, Norfolk

SOWERBYS

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26 Cornfield Road

Mulbarton, Norfolk,
NR14 8GQ

Beautifully Presented Throughout
Generous and Versatile Accommodation

Five Bedrooms, Two En-Suite
Family Bathroom and Ground Floor Cloakroom

Sitting and Dining Room

Fitted Kitchen/Breakfast Room

Study/Ground Floor Sixth Bedroom

Plot of 0.3 Acres (STMS) with Low
Maintenance Rear Garden

Ample Off-Road Parking

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“A Bathstone fireplace and
eco log-burner have been the perfect
addition to the living room...”

Spacious and stylish accommodation can be found in this beautifully presented home, built by Hopkins Homes in 2014. With an excellent specification initially, the current owners have enhanced the property throughout with the installation of a new lighting system both internally and externally, a fine Bathstone fireplace with a wood-burning stove and herringbone brick lining to the sitting room, and the conversion of the integral garage to a fifth bedroom and fitness room.

An entrance hall welcomes you into the home and leads into the ground floor accommodation, firstly the spacious dual aspect sitting room which, with

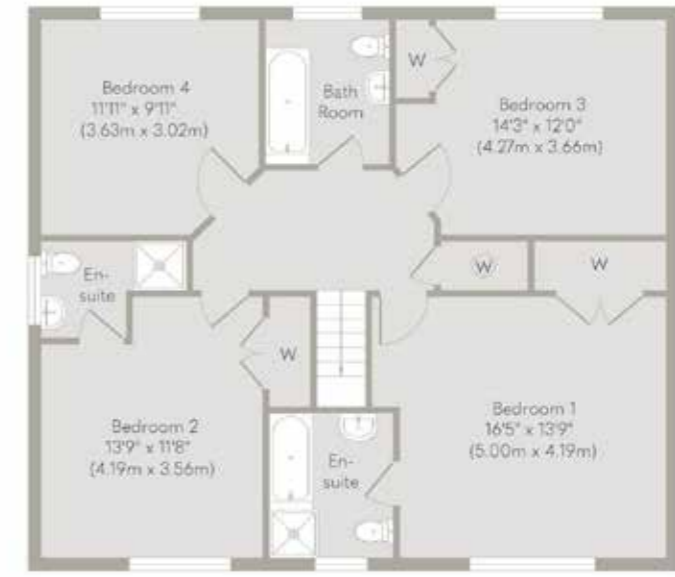
double doors into the dining room, has an incredibly light and airy feel. The kitchen/breakfast room is well-equipped with a good range of fitted units and a breakfast bar to ensure it's a truly sociable area. There's space for a breakfast table, and french doors out to the rear garden are a welcome feature come the warmer months. There is a separate utility room, a well-appointed study/sixth bedroom and a cloakroom.

The first floor serves four bedrooms. The principal bedroom offers a well-fitted modern en-suite bath and shower room. Bedroom two also has an en-suite shower room. Completing the first floor are two further bedrooms and a family bathroom.





Shed
15'0" x 8'0"
(4.57m x 2.44m)



First Floor
Approximate Floor Area
933 sq. ft
(86.67 sq. m)



Ground Floor
Approximate Floor Area
1256 sq. ft
(116.68 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.

The property is set on a plot of 0.3 acres (STMS) and there is parking space to the side. A neat lawn to the front is bordered by beech and laurel boundary hedging, with a central paved path leading to the front door. To the rear, the garden is very low maintenance with raised beds with specimen bay trees, artificial grass, a lovely Belmont Trio Slate water feature, and separate storage shed.

With easy access into Norwich, as well as further afield, 26 Cornfield Road's village setting means you can enjoy the best of both worlds, while embracing the tranquillity and ease of a hassle-free lifestyle in this modern, low-maintenance home.



“Unusually for a modern house we have good-size gardens to the front and back and off-road parking for four cars.”

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.

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.

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

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 lovely community atmosphere and many picturesque walks ending at the World’s End pub, which serves lovely food.”

THE VENDOR

*Photo credit to www.mulbartonhistory.org.uk



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 3034-7229-9300-0521-4222

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: ///unrated.fixtures.pencil

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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