



46 Minnow Way
Mulbarton | Norfolk | NR14 8FP

FINE & COUNTRY

MODERN VILLAGE LIFE



“If you’ve been looking for your perfect family home, you might well have found it here!
This impressive property was built a few short years ago by multi-award-winning Hopkins Homes and the high specification has been further upgraded by the owners, who have been here since the house was new.
With a larger than average south facing garden and a wonderful sense of light and space,
it’s a lovely place to be and works well for family life.
Set in the popular and well-served village of Mulbarton, looking out over the green, this is sure to hit the spot.”



KEY FEATURES

- A Handsome Modern Hopkins Home in the Sought After Village of Mulbarton
- Five Bedrooms; Three Bath/Shower Rooms
- The Principal and Guest Bedroom both benefit from En-Suite Shower Rooms
- Light and Spacious Kitchen/Dining Room with Separate Utility Room and Ground Floor WC
- Sitting Room with Feature Brick Fireplace with Wood Burner and a Snug/Study
- Spacious Garden with Large Patio and Pergola and a Covered Seating Area
- Double Garage and Driveway providing Parking
- The Accommodation extends to 2,061sq.ft
- Energy Rating: B

Mulbarton is a lovely village, within easy reach of Norwich yet offering a more rural and intimate community lifestyle. This particular development is very attractive, the properties built in a traditional style by renowned builders Hopkins Homes and there's plenty of green space all around. This spacious property can be found towards the end of the road, close to open farmland, so there's very little passing traffic and it's lovely and peaceful.

Modern And Stylish

Built just five years ago and home to the owners ever since, this home comes to the market in excellent condition. The owners had spotted the houses here when they were being built and came to have a look, choosing this particular property due to the good size south-facing garden and the lovely outlook over the green, home to a family of ducks, to the front. They have further improved it, adding bifold doors along the dining area and doing work to the garden, including the addition of a pretty pergola draped in a grapevine. They've also planted Indian bean trees dotted around the perimeter of the patio. It's been a happy home and has proved perfect for social occasions and family gatherings.





KEY FEATURES

Space To Suit Your Needs

The house is well laid out with a useful snug/study to the front that would also work well as a playroom or hobby space. It's a good place to work from home as you can see the comings and goings! The main sitting room runs the length of the house and has a lovely fireplace to keep you cosy, with a woodburner set within. The dual aspect room gets plenty of sun. Off the central hall you also have access to the open plan kitchen breakfast room and dining room, an I-shaped room that's filled with light. The kitchen area sits at the front and looks out over the green space, with a breakfast bar and space for a table. The dining area around the corner is an equally good size, so you have space for seating and dining if desired. A utility room and cloakroom complete the ground floor accommodation – time to head upstairs... Here you'll find a total of five bedrooms set off the bright and airy galleried landing. Four of them are doubles, three with storage and two with an en-suite.

Green Surroundings

Step outside into the sunny garden and you'll want to relax under the pergola, perhaps with a morning coffee or evening glass of something cool. It's an enclosed garden that's safe for children playing and there are a few playgrounds a short walk from home. It's a leafy, green area and the owners have enjoyed the friendly community and relaxing feel of the village. Mulbarton is known for its common – a great place to walk – and there's also a primary school, social club, doctors surgery, shop, pub and more. The owners have also enjoyed splashing around in the ford just down the road, so it's great if you love cold-water swimming too.

























INFORMATION



On The Doorstep

The village of Mulbarton is a sought after village located conveniently close to the A11 and A47 to the south of Norwich. Mulbarton has a good range of amenities with a village shop, post office and schooling. A Tesco superstore can be found within a mile on the A140 Ipswich Road.

How Far Is It To?

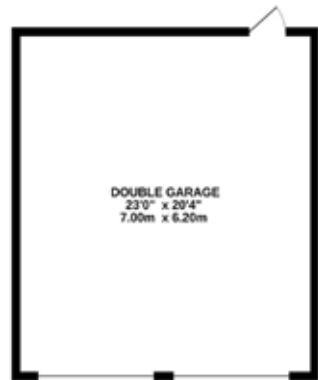
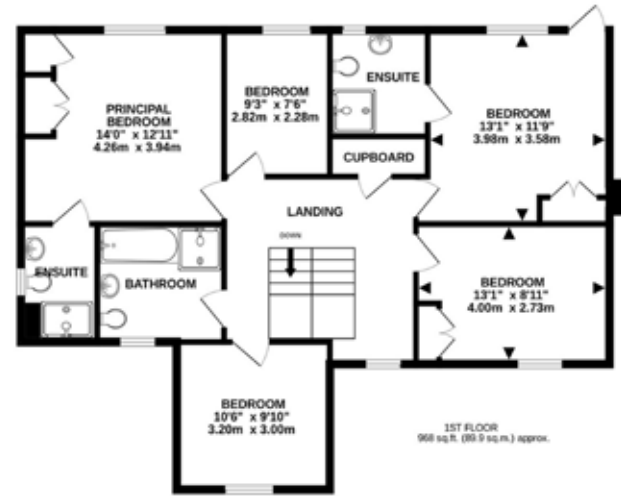
Mulbarton is only 4 miles south of Wymondham where you can enjoy the thriving market town atmosphere and the interesting local history. The attractive town centre has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes, Waitrose and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge, while offering easy access to the A47 Norwich southern bypass. Norwich is approximately 5 miles north of Mulbarton and offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport.

Directions

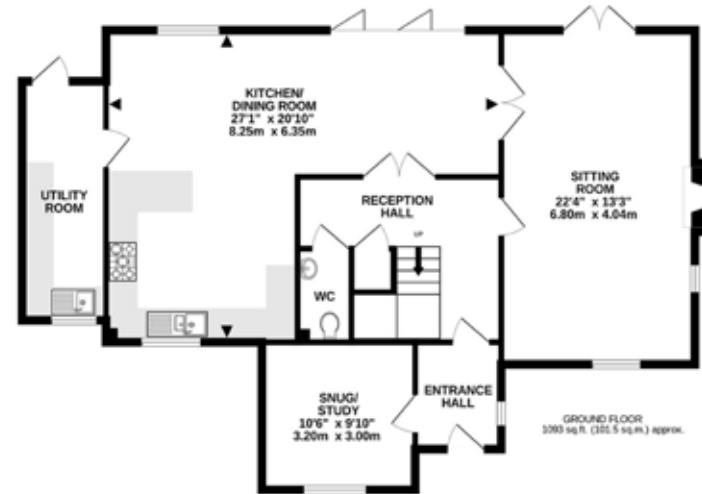
Leave Norwich via the Ipswich Road and turn right at the traffic lights at Harford Bridge before the Tesco store onto the B1113 signposted to Swardeston and Mulbarton. Continue through the village of Mulbarton and where the road splits around The Common, continue to the left, and then onto Long Lane. Turn left onto Minnow Way and the property will be clearly signposted with a Fine and Country For Sale Board.

Services, District Council and Tenure

Gas Central Heating, Mains Water and Mains Drainage
Mobile Phone Signal - varies depending on network provider, please see www.checker.ofcom.org.uk
Ultra Fast Broadband - current provider Sky - please see www.checker.ofcom.org.uk
South Norfolk District Council - Council Tax Band F
Freehold



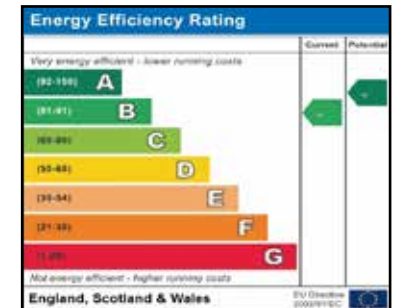
GARAGE
470 sq.ft. (43.7 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2061 sq.ft. (191.5 sq.m.) approx.
TOTAL FLOOR AREA : 2531 sq.ft. (235.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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