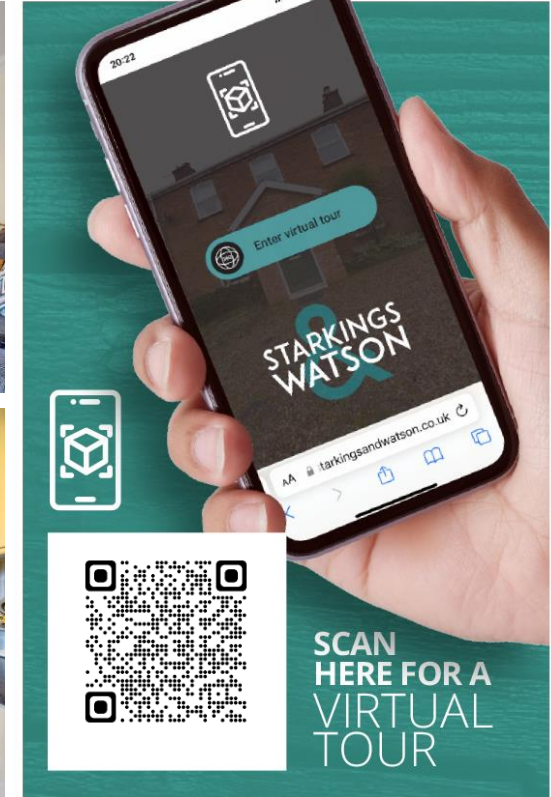


# BROMEDALE AVENUE Mulbarton, Norwich NR14 8GG

%tenure% | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

# PROPERTY TO LET



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



- Tucked Away Setting
- Semi-Detached Home
- Garage & Driveway
- Enclosed Lawned Gardens
- Hall Entrance with Cloakroom
- Sitting/Dining Room
- Three Bedrooms
- Family Bathroom with Shower

### IN SUMMARY

TUCKED AWAY in a CUL-DE-SAC setting, with a DRIVEWAY and GARAGE, this semi-detached home is IMMACULATEDLY PRESENTED, and offers a fantastic sized LAWNED GARDEN. Built by HOPKINS HOMES, the property is finished with double glazing and gas fired CENTRAL HEATING. Stepping inside, a practical HALL ENTRANCE with fitted carpet greets you, with CLOAKS SPACE, and doors to the CLOAKROOM, fitted KITCHEN with space for appliances, and the 16' L-SHAPED sitting/dining room with BUILT-IN STORAGE and a door to the rear garden. The first floor offers THREE BEDROOM and the family bathroom off the landing, with BUILT-IN WARDROBES to the two double bedrooms.

### SETTING THE SCENE

Tucked away on a pedestrian footpath, low level hedging encloses the front garden which is laid to lawn, and finished with a footpath which takes you to the front door and rear garden. The garage and driveway are adjacent, and accessed from the neighbouring cul-de-sac.

### THE GRAND TOUR

Once inside, the hall entrance offers a fitted carpet and recessed door mat. The stairs take you to the first floor, with doors leading off to all the ground floor rooms. The cloakroom is to your right, with a white two piece suite and tiled splash backs. The kitchen is opposite, and includes an inset gas hob and built-in electric double oven with extractor fan above. Space is provided for other white goods, with an inset sink and drainer unit and tiled splash backs. The sitting room offers space for soft furnishings and a table, with an under stairs storage cupboard, door to the garden and finished with fitted carpet. Heading upstairs, a useful airing cupboard can be found on the landing, with doors to three carpeted bedrooms, two which include built-in wardrobes. The family bathroom completes the property, with the walls mainly tiled, and a shower over the bath.

### THE GREAT OUTDOORS

The rear garden is enclosed with timber panelled fencing, with a useful timber gate to front. A patio leads from the sitting room, with the garden mainly laid to lawn. A central patio feature is ideal for outside dining or potted plants. The garage is adjacent and accessed on the next door cul-de-sac, with an up and over door to front, and parking in front of the door.

### 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



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



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 8GG

What3Words : ///regulates.unveils.scored

#### 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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

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.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
723.13 ft<sup>2</sup>  
67.18 m<sup>2</sup>

