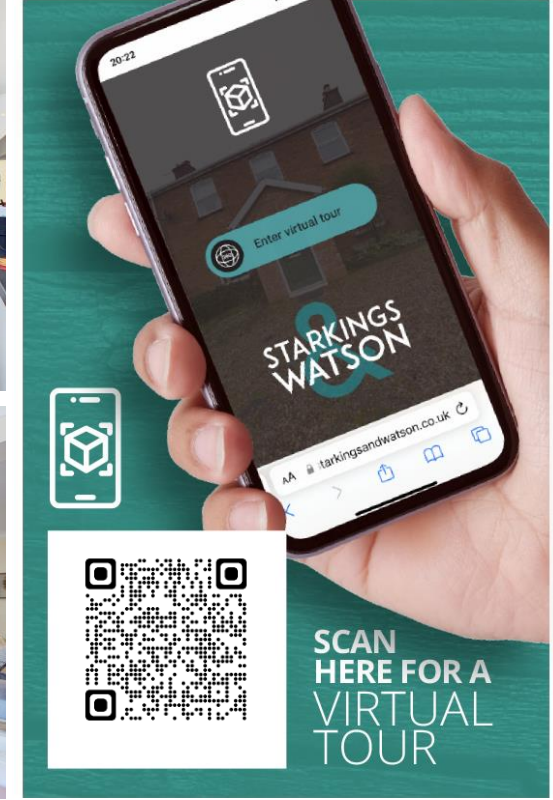


# MANTLE CLOSE Norwich NR7 8LD

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Semi-Detached Chalet Home
- Newly Fitted Kitchen & Utility Room
- 33' Open Plan Sitting/Dining Room
- Newly Fitted Shower Room & Cloakroom
- Three Double Bedrooms
- Landscaped Rear Garden
- Driveway & Garage
- End Of Cul-De-Sac Setting

### IN SUMMARY

This RECENTLY MODERNISED chalet style home has been updated and EXTENDED in a brilliant fashion and offers an extremely VERSATILE living space. With a RECENTLY MODERNISED kitchen offering a wide range of storage and INTEGRATED APPLIANCES, separate UTILITY ROOM and newly fitted BATHROOM, the ground floor continues to delight as you step into the stunning OPEN PLAN living space formed of the dining room, sitting room and raised family room area backing onto the LANDSCAPED REAR GARDEN. Offering THREE DOUBLE BEDROOMS as well as an additional CLOAKROOM on the first floor this would make the ideal home, with over 1150 SQ. FT (stms) of accommodation all served by ample OFF ROAD PARKING and a DETACHED BRICK GARAGE.

### SETTING THE SCENE

The property can be found to the left at the very end of this quiet cul-de-sac with the access coming via a brick weave driveway which leads you to the detached brick garage with up and over door to the front and personal side door and carries on to the

iron gate at the side of the property towards to main access door to the side.

### THE GRAND TOUR

Stepping inside and turning to your left you will find the utility room with plumbing for a washer/dryer, stainless steel sink and additional storage leading through to the family bathroom, a three piece suite complete with a walk-in shower and radiator from the gas heating system. To the front of the property sits the kitchen, a recently fitted high gloss setting with a vast array of wall and base mounted storage, integrated induction hob with extraction above and brand new integrated dual NEFF ovens, dishwasher and full height fridge/freezer. The kitchen was updated in 2022 as well as the gas combination boiler and radiators. The main living space sits behind this, a brilliantly well-lit living space formed of the sitting, dining and family rooms in an open plan fashion with the raised family seating area coming courtesy of an extension at the rear of the property complete with French uPVC double glazed doors to the rear garden. The first floor gives way to three double bedrooms, the largest to your left at the top of the stairs, with vaulted ceilings, dual aspect uPVC double glazed windows and built in wardrobes. The second and third rooms look over the rear and front of the property with the larger of the two at the rear with carpeted flooring and handy storage within the nook of the room by the chimney.



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### THE GREAT OUTDOORS

Externally this property has been updated to the highest of standards by the current owners with a range of drought durable plants all wonderfully accentuating this space complete with brick weave patio seating area and planting borders. To the rear of the garden is a summer house ideal for a quiet reading spot or additional entertaining space.

### OUT & ABOUT

You will find Sprowston to the north of the Cathedral City of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

### FIND US

Postcode : NR7 8LD

What3Words : ///manual.tunnel.belong

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

The timber Pergola in the rear garden complete with retractable binds may be taken with the current owners unless a suitable offer is made by the potential buyer.

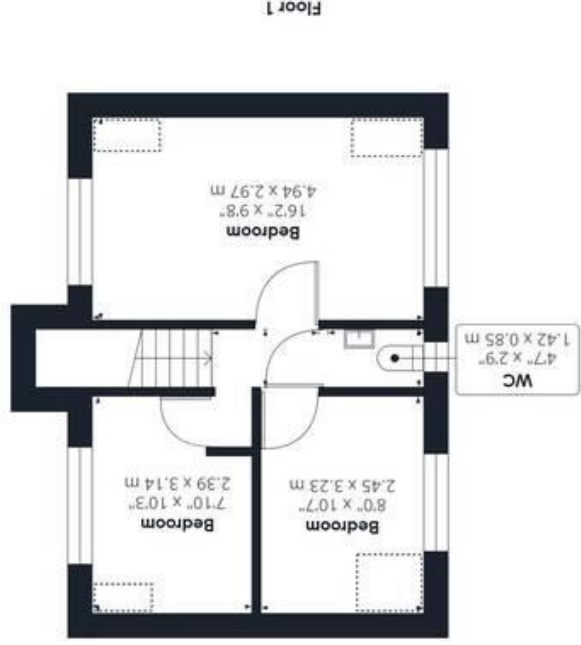
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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

Reduced bedroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 1150.04 ft<sup>2</sup>  
 106.84 m<sup>2</sup>  
 Reduced bedroom  
 22.68 ft<sup>2</sup>  
 2.11 m<sup>2</sup>