

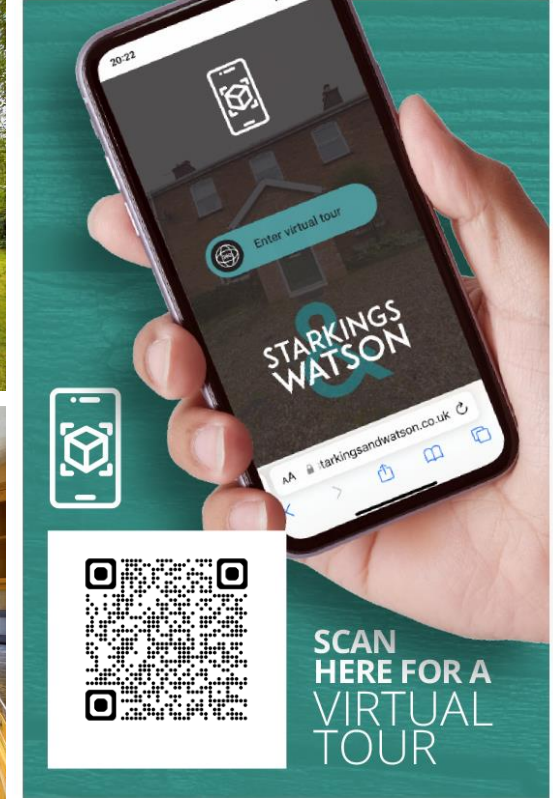
THE COMMON

Mulbarton, Norwich NR14 8JQ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE PROPERTY



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- Detached Family Home in Private Setting
- Potential to Update & Modernise
- Approx. 0.34 Acre Plot (stms)
- Approx. 1717 Sq. ft (stms) of Accommodation
- Three Reception Rooms
- Four Bedrooms
- En Suite & Family Bathroom
- Double Garage & Single Garage/Workshop

IN SUMMARY

NO CHAIN. With a SECLUDED 0.34 ACRE PLOT (stms) this 1700+ St. ft (stms) detached family home offers a WEALTH of POTENTIAL, currently offering POTENTIAL to UPDATE and MODERNISE. Situated on a PRIVATE DRIVEWAY serving only two properties, ample PARKING can be found, with a DOUBLE and SINGLE GARAGE. The property is completed with AIR SOURCE HEATING and income producing SOLAR PANELS. Internally, the property could HOST up to FIVE BEDROOMS including ONE on the GROUND FLOOR. At present, the property offers a HALL ENTRANCE, study/bedroom, 15' FAMILY ROOM, 23' L-SHAPE and OPEN PLAN sitting/dining room, with an ADJACENT KITCHEN - offering POTENTIAL to FURTHER OPEN PLAN. A separate UTILITY ROOM and W.C complete the ground floor. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing, with an EN SUITE to the main bedroom, and a further family bathroom including a SHOWER. The outside is the REAL SPECIAL FEATURE, given the amount of planting and trees, coupled with the CENTRAL POSITION in the VILLAGE.

SETTING THE SCENE

Leading from The Common, a private driveway leads to two properties, and opens up to the driveway which is included within the freehold sale. Laid to tarmac, there is ample parking and turning space, with access to the single garage and double garage/workshop. Gated access leads to both sides of the property where the garden wraps around, whilst a porch entrance leads to the front door.

THE GRAND TOUR

Heading inside, the hall entrance is L-shaped and carpeted, home to the stairs with storage under and complete with a built-in cupboard. Doors lead off, starting with the tiled cloakroom with a heated towel rail, and adjacent utility room - complete with built-in storage and useful storage shelving. The reception space is all versatile, starting with the study/bedroom which is carpeted and complete with a uPVC double glazed window to front, along with an adjacent reception room which is an ideal family room with fitted carpet and a uPVC double glazed window to front. The main sitting/dining room is L-shaped, with windows to side and rear, along with French doors which leads onto the garden. There is ample space for soft furnishings and a dining table. The kitchen sits adjacent and there is clear potential to further open plan the space or reconfigure to make separate sitting and dining rooms. The kitchen offers a u-shape of wall and base level units, including space for a Range style cooker and tiled splash backs. A door lead to the side access where the boiler cupboard is recessed into the property, housing the air source



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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heating equipment. Upstairs, the landing includes a large loft access hatch with pull down ladder, with four double bedrooms leading off, all carpeted and double glazed. The main bedroom offers a wardrobe with sliding mirrored doors, and an en suite tucked away, complete with a three piece suite. The family bathroom concludes the accommodation, with a four piece suite including a shower cubicle and tiled splash backs.

THE GREAT OUTDOORS

The gardens wrap around the property and are mainly found to the side and rear. Laid to lawn with a huge variety of planting, trees and shrubbery can be found throughout the garden, offering a wealth of seclusion and privacy. The main borders are all fenced and hedged in part, whilst a patio leads from the rear where gated access leads to the front. The single and double garages offer a door to front and side, including power and light.

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 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 8JQ

What3Words : ///grief.circulate.dusted

VIRTUAL TOUR

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



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.

Reduced bedroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area^m
 1717.6 ft²
 159.57 m²
 Reduced bedroom
 31.93 ft²
 2.97 m²