

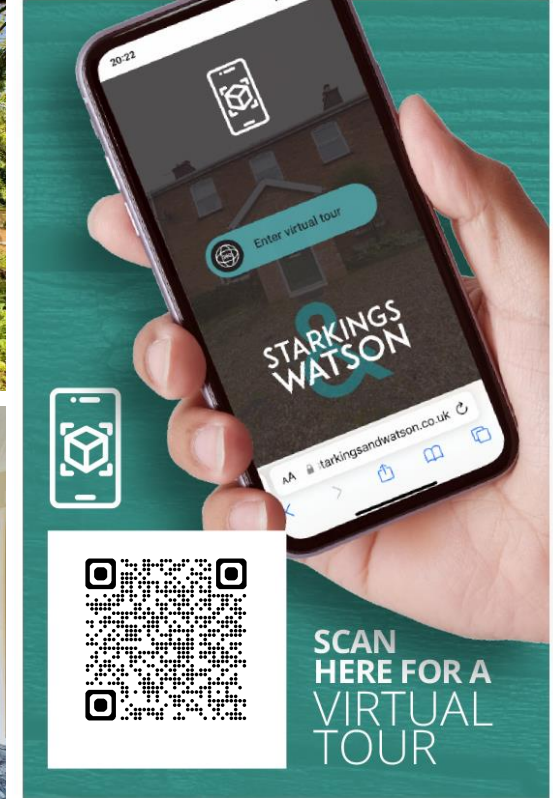
ROSARY CLOSE

# Mulbarton, Norwich NR14 8AX

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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- No Chain!
- Detached Chalet in Cul-De-Sac Setting
- Potential to Update & Extend (stp)
- Dual Aspect Sitting Room
- Open Plan Kitchen/Dining Room
- Conservatory
- Up to Three Bedrooms
- Approx. 0.19 Acre Plot (stms)

### IN SUMMARY

NO CHAIN. Occupying a 0.19 ACRE PLOT (stms) in a SOUGHT AFTER cul-de-sac SETTING, close to the LOCAL SCHOOL and SHOPS, the property is ready for modernisation and updating. With HUGE POTENTIAL to remodel the existing layout, or extend (stp), there are vast opportunities for a new owner. Finished with uPVC double glazing and gas fired CENTRAL HEATING, the accommodation comprises a hall entrance, 17' DUAL ASPECT SITTING ROOM, open plan KITCHEN and DINING ROOM, 14' CONSERVATORY, shower room and GROUND FLOOR BEDROOM. Upstairs, TWO BEDROOMS with eaves storage lead off the landing. The OUTSIDE SPACE includes AMPLE PARKING and a GARAGE, along with a LAWNED REAR GARDEN with a TREE LINED rear ASPECT.

### SETTING THE SCENE

Set back from the road, a hedged frontage encloses the garden, with a hard standing driveway providing off road parking side by side and in tandem. Access leads to the garage and main entrance door.

### THE GRAND TOUR

The uPVC door takes you straight into the hall entrance, complete with stairs rising to the first floor and a built-in cupboard. Doors lead off, starting with the first double bedroom - complete with a window to front and built-in wardrobes. Opposite sits the shower room which offers a low rise shower to be presented almost in a wet room style, with tiled splash backs and vinyl flooring. The sitting room enjoys dual aspect windows to front and side, with a feature fireplace and sliding doors into the dining room - ideal for entertaining. With fitted carpet running through the dining room and open plan kitchen, there is a variety of storage, with space for an electric cooker and white goods. French doors open to the conservatory, sitting under a vaulted ceiling with uPVC double glazing, radiator and wood effect flooring. Upstairs, the landing leads to both double bedrooms, with fitted carpet and eaves storage access in both.

### THE GREAT OUTDOORS

Once outside, the garden is enclosed to three sides, and open onto the driveway. The brick weave pathway running around the property allows for access to both sides, with a timber shed and green house in situ. The garden is laid to lawn, with a wealth of mature planting, creating a green and leafy setting.

### OUT & ABOUT

The popular village of Mulbarton is located to the south of Norwich, with regular buses running to and



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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 8AX

What3Words : ///rises.chapters.stiletto

#### 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:



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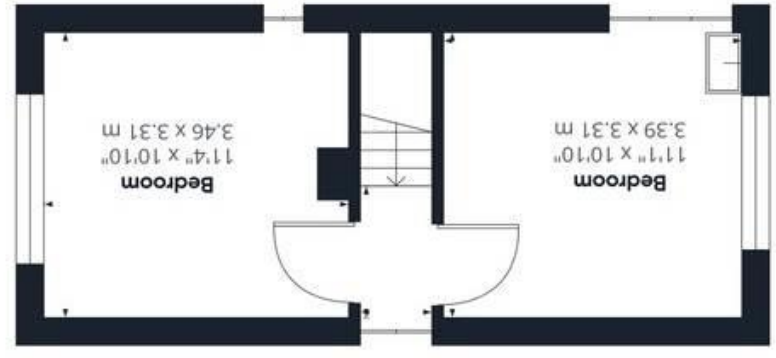
**GIRAFFE 360**  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 1017.58 ft<sup>2</sup>  
 94.54 m<sup>2</sup>



**Floor 1**



**Ground Floor**

