

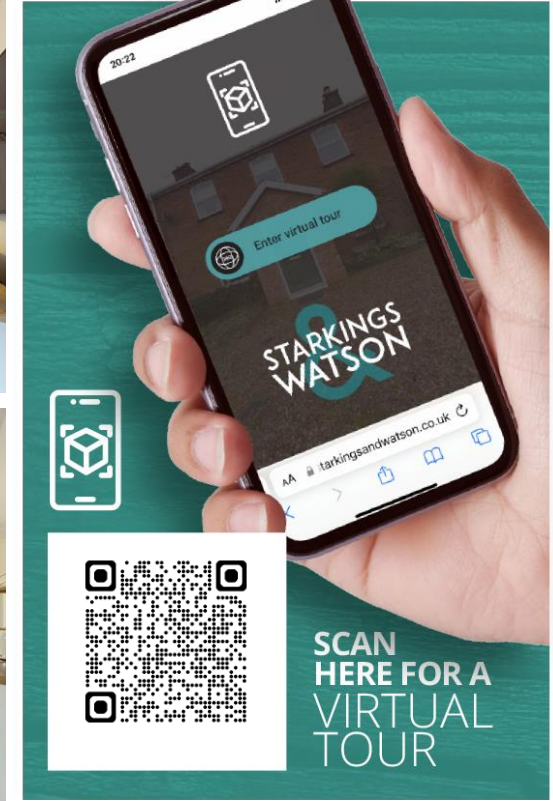
TENCH CLOSE

Mulbarton, Norwich NR14 8FX

Freehold | Energy Efficiency Rating : B

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

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STARKINGS & WATSON

- Hopkins Built Semi-Detached Home
- Immaculate Move-In Condition
- Ample Parking, Private Drive & Garage
- Larger than Average Gardens
- Hall Entrance, W.C & Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- En Suite & Family Bathroom

IN SUMMARY

Presented in IMMACULATE MOVE-IN CONDITION, this semi-detached home enjoys a PRIVATE DRIVEWAY and GARAGE to front, along with a LARGER than average REAR GARDEN. Tucked away in a CUL-DE-SAC SETTING with GREEN SPACE nearby, this Hopkins built home offers a stylish and CHARACTERFUL feel. With a traditional HALL ENTRANCE, there is useful STORAGE under the stairs, W.C, SITTING ROOM and KITCHEN/DINING ROOM which stretches across the rear of the property. Upstairs, THREE BEDROOMS lead off the landing, with an EN SUITE to the main bedroom, and a further FAMILY BATHROOM with SHOWER. Outside, the GARDEN has been CAREFULLY LANDSCAPED and TRANSFORMED to be FAMILY FRIENDLY but also include SEATING AREAS to enjoy alfresco dining. The GARAGE has been converted to include a STUDIO/STUDY space.

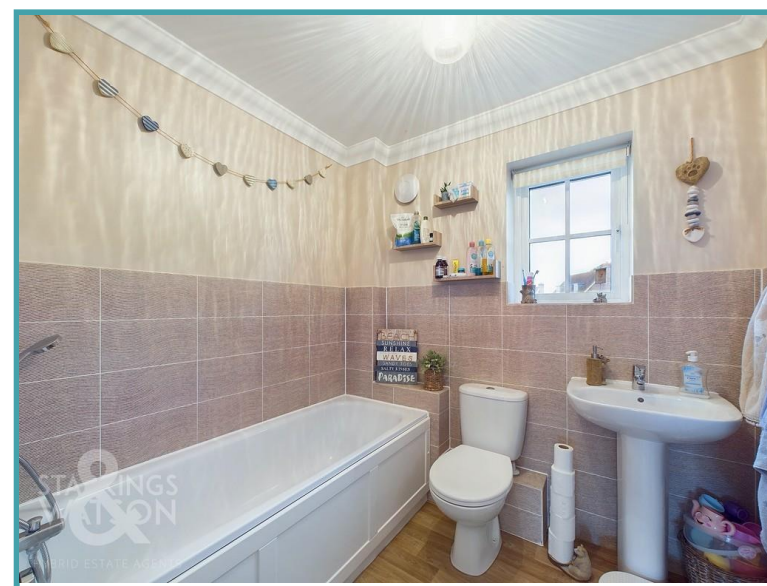
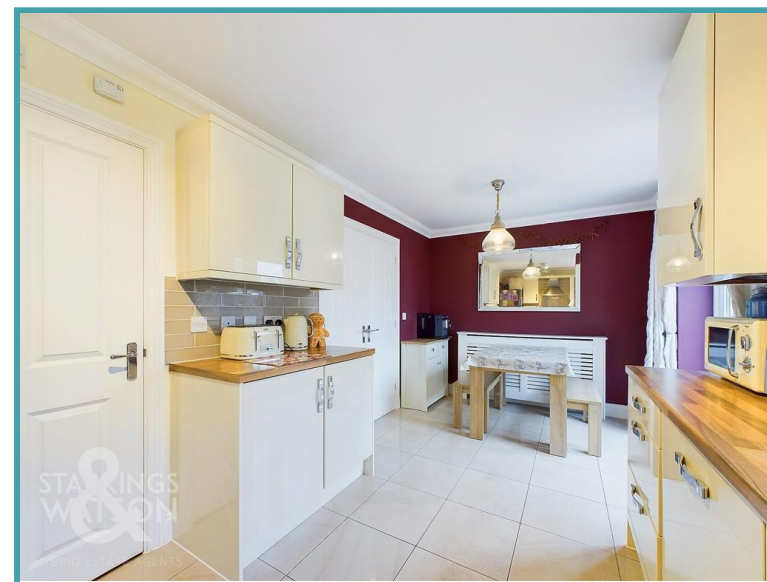
SETTING THE SCENE

The front garden offers a lawned expanse, having been planted to include mature beds and a pathway to the front door. The drive has been extended to

include double parking to front, and tandem parking further down, with gated access to the rear, and an up and over door to the storage garage.

THE GRAND TOUR

Once inside, you step into the hall entrance with wood effect flooring, stairs to the first floor landing and the useful storage space below. The W.C can be found to your right, with a white two piece suite, tiled splash backs and windows to side. The sitting room faces to the front, with wood effect flooring and a feature wall which adds a splash of colour. Double doors open up which are perfect for every day family living, where the kitchen/dining room can be found - stretching across the rear of the property. Complete with tiled flooring, an arrangement of wall and base level units can be found, including an inset gas hob and built-in electric double oven which both sit under an extractor fan. There is space for general white goods, whilst tiled splash backs run around the work surface, and space for a table can be found in front of the garden French doors. Upstairs, the landing is carpeted and includes storage, with doors leading off to the three bedrooms. The main bedroom includes a wardrobe, and door to the en suite - complete with a low level W.C, pedestal hand wash basin, shower cubicle and tiled splash backs. The family bathroom offers a similar style, with half tiled walls and a mixer shower tap over the bath.



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THE GREAT OUTDOORS

The rear garden is a great surprise, formed in an L-shape which stretches around to the side and rear of the garage. Ample patio space leads out from the property, opening up to an area of lawn, all situated within enclosed timber panelled fencing and planted borders. A useful storage area sits to one side of the garage, with gated access to the front to the other. The garage offers a mixture of storage via the up and over door, and a studio/study space due to a conversion, where at present a range of kitchen units and work surfaces can be found.

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 buses provided to High School options.

FIND US

Postcode : NR14 8FX

What3Words : ///worthy.grumbling.feels

VIRTUAL TOUR

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

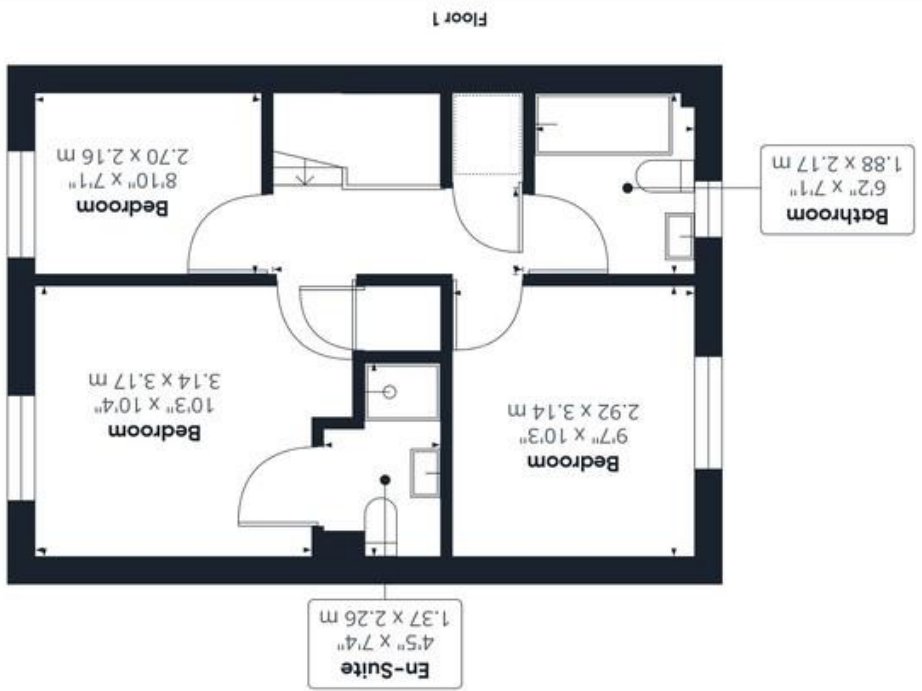
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Price:



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GIRAFFE 360

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Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area^m
840.61 ft²
78.1 m²

Reduced headroom
28.64 ft²
2.66 m²

