

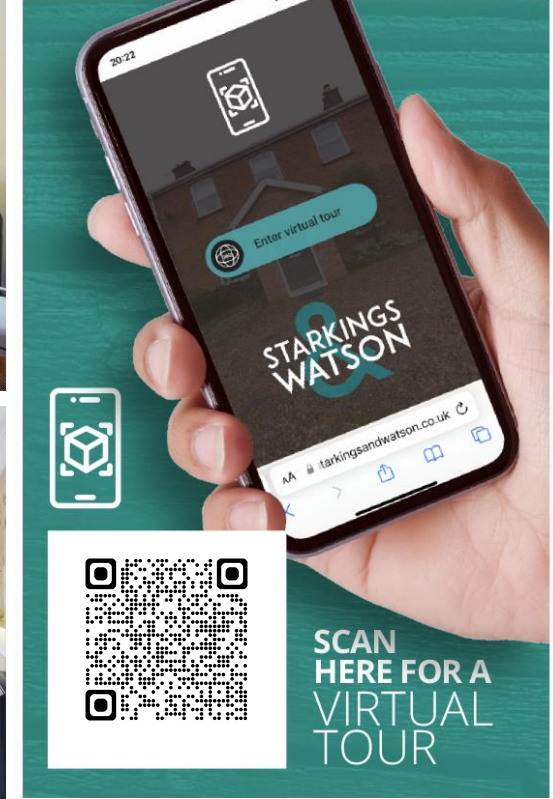
PARTRIDGE DRIVE

# Mulbarton, Norwich NR14 8RL

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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- Semi-Detached Home
- Extended & Flexible Layout
- Two Reception Rooms
- Conservatory
- Hall Entrance & W.C
- Four Spacious Bedrooms
- Ample Parking & Garage
- Wrap Around Gardens to Side & Rear

#### IN SUMMARY

Tucked away with A SIZEABLE PLOT, this SEMI-DETACHED family home has been DRAMATICALLY EXTENDED to create a 24' SITTING ROOM and in total FOUR BEDROOMS. Retaining an enclosed lawned garden which enjoys a PRIVATE NON-OVERLOOKED SETTING to the side, a useful STORAGE area can be found which creates an EXTENSION to the DRIVEWAY, providing lots of OFF ROAD PARKING and access to the GARAGE. The accommodation comprises an ENTRANCE PORCH with UNDERFLOOR HEATING, W.C, DINING ROOM, kitchen, sitting room and CONSERVATORY to the ground floor. The first floor offers a SPACIOUS LANDING with BUILT-IN STORAGE, FOUR BEDROOMS and FAMILY BATHROOM with separate SHOWER cubicle.

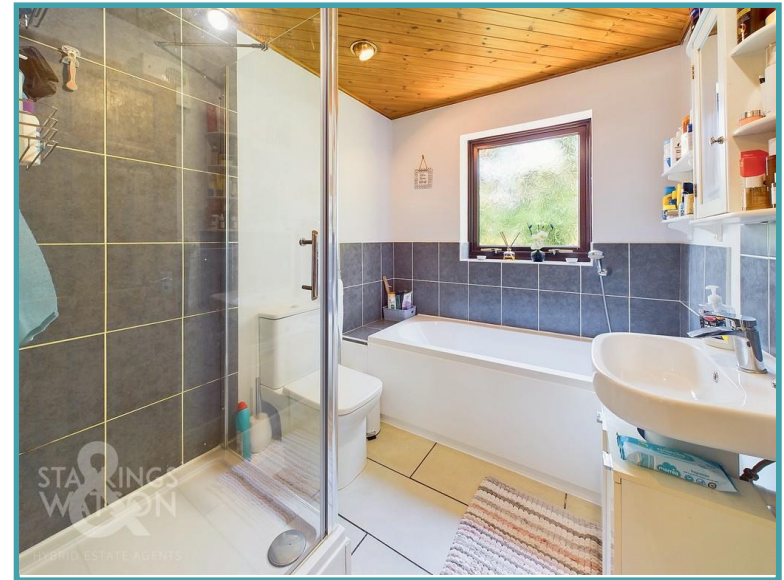
#### SETTING THE SCENE

The property is set at the end of a cul-de-sac with a tandem length shingle driveway offering off road parking for several vehicles which opens up to the garage and further parking to the side of the property. A brick built porch entrance provides

access to the main hall whilst an open aspect can be found at the side of the property which in turn leads to the rear garden.

#### THE GRAND TOUR

Heading inside, the uPVC double glazed entrance door takes you to the tiled porch finished with underfloor heating, and a sliding patio door to the main dining room. A further door leads to a useful ground floor cloakroom with a white two piece suite and tiled splash-backs. The dining room creates the heart of the home with a feature fireplace and fitted carpet underfoot, whilst stairs lead to the first floor landing, door to the kitchen and double doors flowing seamlessly into the main sitting room. The sitting room is a fantastic size, also centred on a feature brick built fireplace with the window to front and side. There is ample space for soft furnishings and a further table or play space, with double doors taking you into the conservatory which extends the living space and offers views over the rear garden. French doors lead out from the conservatory, ensuring the garden remains accessible during the summer months. Back from the dining room, the kitchen leads off with a u-shape arrangement of wall and base level units with tiled splash-backs, inset gas hob, and built-in electric double oven, with space for general white goods including a fridge freezer, washing machine and dishwasher. Heading upstairs, the landing offers an array of built-in storage along with the loft access hatch with doors leading to all four bedrooms. Three of the bedrooms are finished with fitted carpet, the fourth with a wood effect flooring, whilst they all



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benefit from electric heating and uPVC double glazing. The family bathroom has been recently modernised to incorporate a separate shower and bath, with contrasting tile splash-backs and window to side to the outside.

#### THE GREAT OUTDOORS

The garden is fully enclosed with timber panel fencing whilst being mainly laid to lawn with a patio which extends from the kitchen and conservatory, boasting a private non overlooked rear aspect. Trees border the property beyond the fence, where an opening to the side of the property leads to a shingled storage area - stretching beyond the garage. The garage is accessed through the up and over door to front and side access 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 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 8RL

What3Words : ///declining.tribes.bleaker

#### 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>  
 1246.46 ft<sup>2</sup>  
 115.8 m<sup>2</sup>

