



THE STORY OF  
**65 Minnow Way**  
*Mulbarton, Norfolk*

**SOWERBYS**





THE STORY OF

# 65 Minnow Way

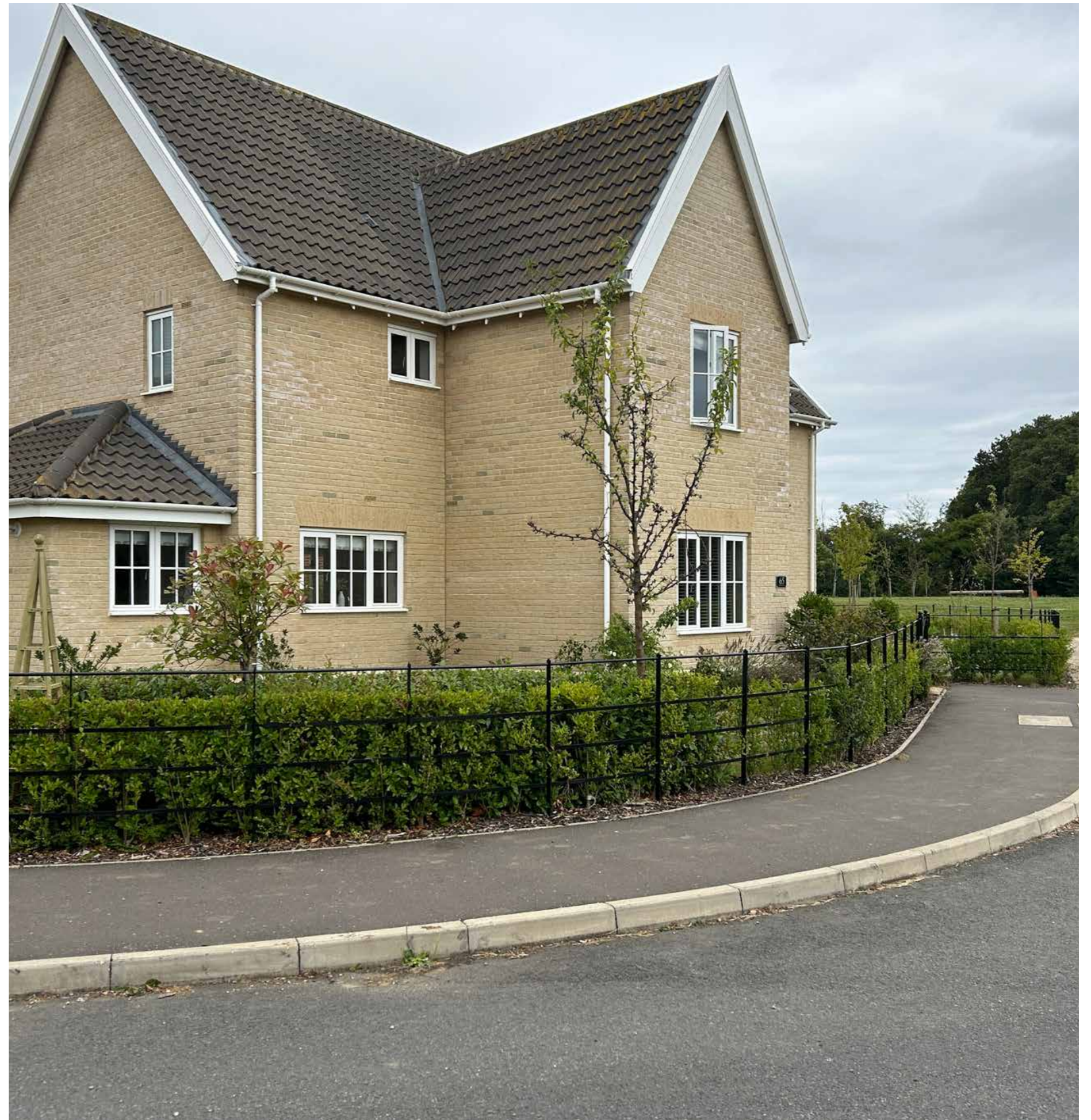
Mulbarton, Norfolk  
NR14 8FR

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Substantial Detached Family Home  
Superb Specification and Refined Interiors  
Five Generous Bedrooms, Two En-Suites  
Elegant and Spacious Receptions  
Open Plan Living Options  
Reams of Natural Light  
Enviably Corner Plot  
Stunning Garden Studio and Study  
Large Driveway and Garage  
Pleasant Views of Open Green Space

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Boasting arguably the finest position amongst a highly popular collection of homes, this refined family home boasts immaculately presented interiors alongside the space and versatility required to accompany the ever-changing demands of busy family life. The property is surrounded by open countryside and green space giving a real sense of seclusion and privacy.



The welcoming entrance hall leads to the open plan kitchen/dining/family room to the rear of the home with a wealth of cabinetry topped with quartz for an elegant addition to a highly sociable space. A well-equipped utility complements the kitchen whilst a formal sitting room brings excellent balance to the accommodation. Completing the ground floor is a cosy snug and additional sitting room for added convenience.





The first floor is home to five highly versatile bedrooms. The generous principal suite boasts a wealth of built-in wardrobes alongside a well-appointed shower room en-suite whilst the guest bedroom enjoys further integrated wardrobes and an en-suite of its own. Three further bedrooms provide brilliant flexibility and are well-served by the central family bathroom.







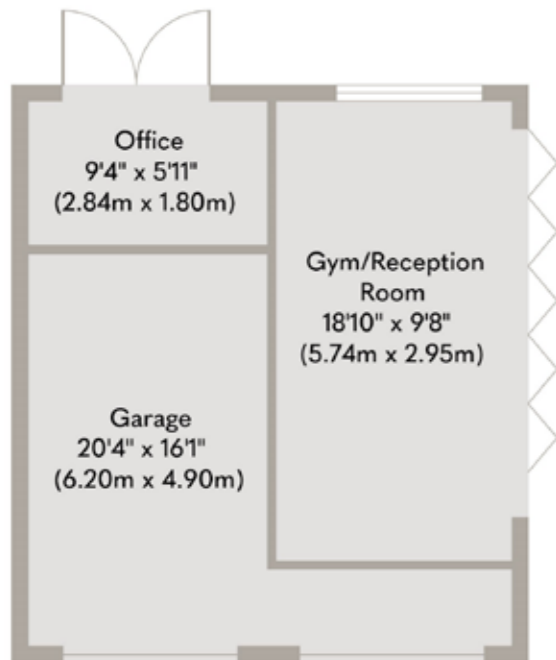
With such an extraordinary corner plot, it will come as no surprise that the gardens reveal a wealth of wonderful features and spaces to enjoy with family and friends. Spacious front gardens provide ample off-road parking, complemented by the part-converted double garage and the wonderfully landscaped front lawns, bordered by the estate railing.

To the rear, an oasis of sunny corners, spacious terraces and a sprawling lawn is interspersed with thriving flower beds and elegant planting. Amongst the finest features in this home full of surprises is the exceptional garden studio created within garage; a wonderful addition to the accommodation and an elegant space to fulfil any number of purposes. A further study has been created here too and makes for an ideal space to work from home and keep work separate from family life within the main home.

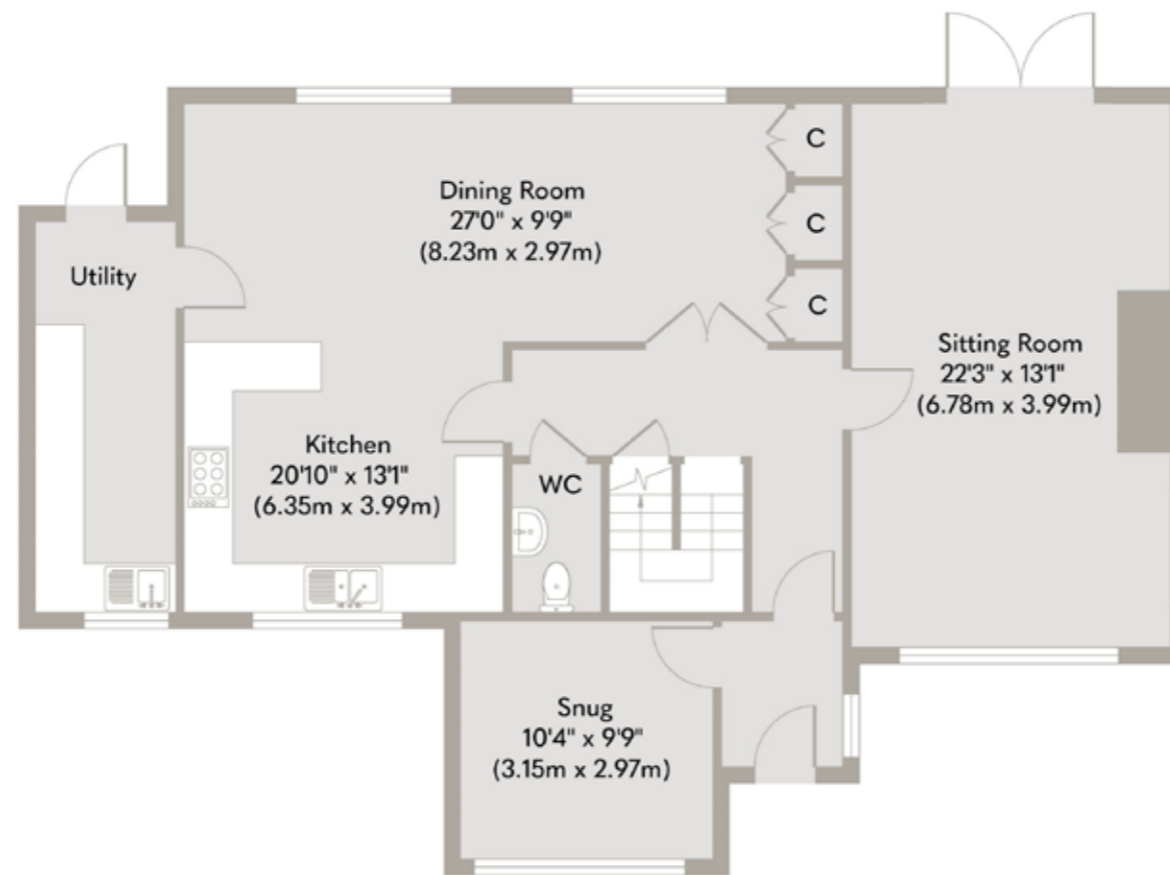




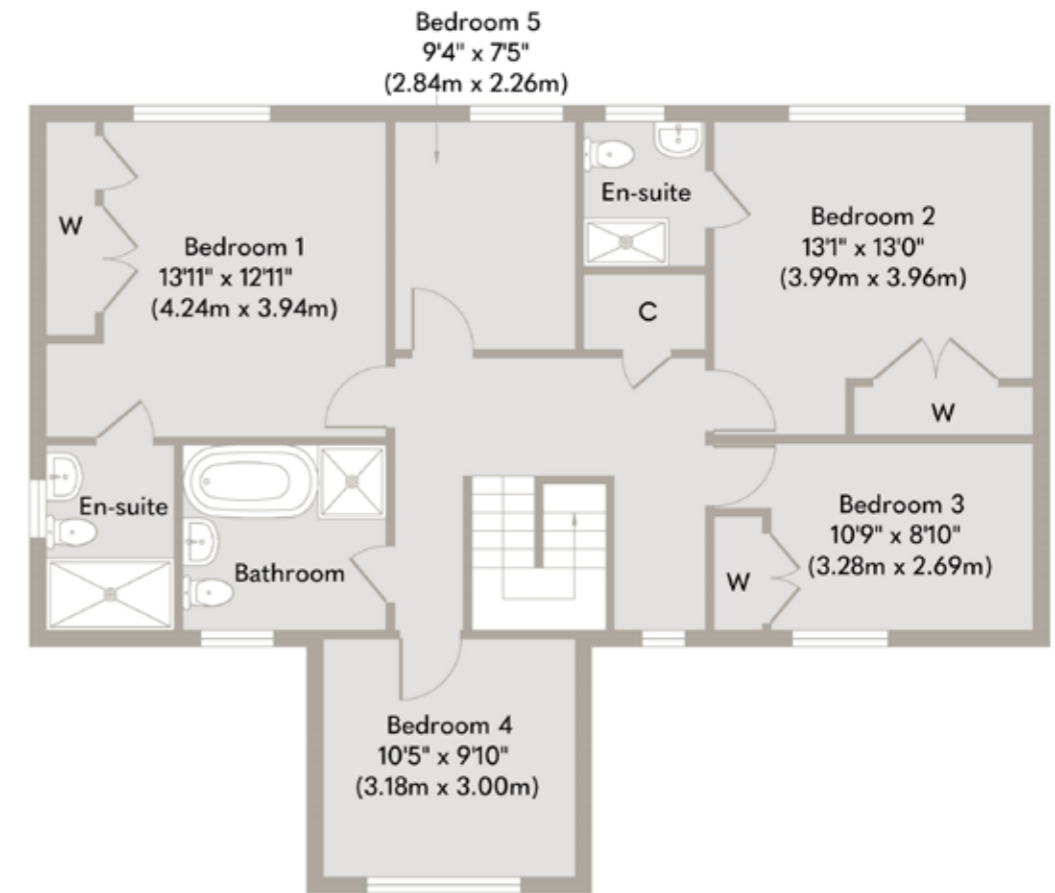




**Outbuilding**  
Approximate Floor Area  
443 sq. ft  
(41.15 sq. m)



**Ground Floor**  
Approximate Floor Area  
1,096 sq. ft  
(101.85 sq. m)



**First Floor**  
Approximate Floor Area  
946 sq. ft  
(87.90 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Mulbarton

VILLAGE CHARM WITH EASY ACCESS TO THE CITY

A village and civil parish located south of Norwich, Mulbarton is just over six miles away from the city centre.

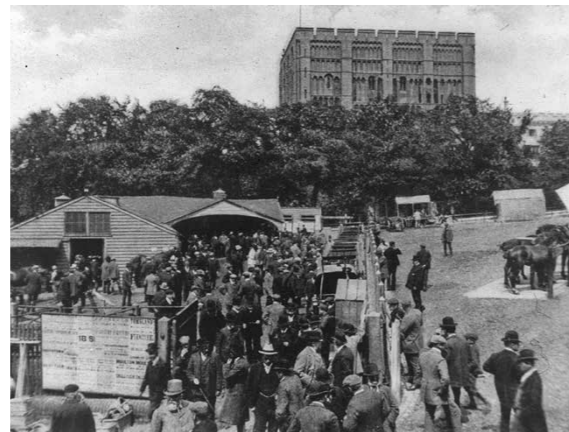
Its Common is something that the village is well-known for. The land, in all its glory, extends over 45 acres and is now a recreation area for the community and their pets.

The popular local pub, The World's End, dates from approximately the 17th century and still trades today.

For those looking to get involved in the local community there are lots of opportunities from football, cricket, or gymnastics clubs and the sports and social club, to the local choir and a playgroup for those with young children.

Mulbarton also has a primary school, a village shop and a supermarket, a café, a post office, dentist, doctors and a pharmacy.

Just over six miles away is the ancient city of Norwich, which been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.



## Note from the Vendor



“We love looking over the field and living on a very quiet estate - living here also provided us easy access to both Norwich and the A11.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Heating via biomass, solar electrics and hot water.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

B. Ref:- 0761-3838-7570-9491-7135

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///assemble.motivator.carting

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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 St Martins  
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for the homeless

 mind  
Norfolk and  
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Air Ambulance

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