

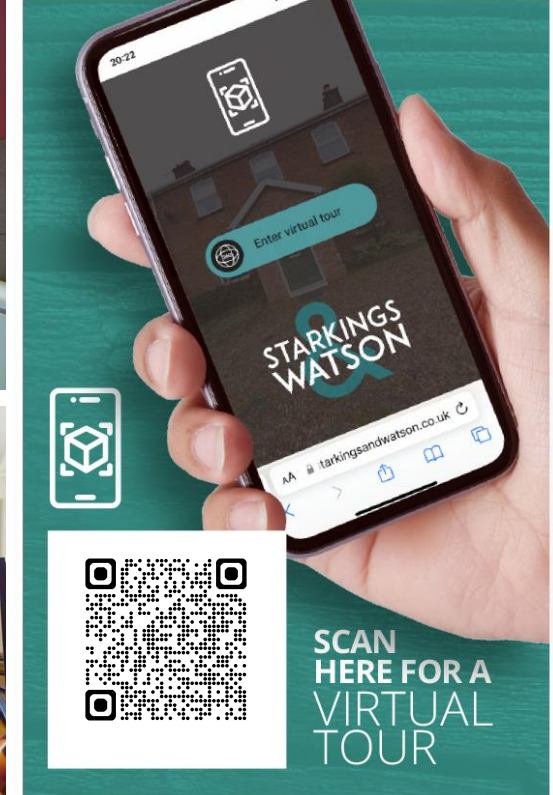
PHEASANT CLOSE

Mulbarton, Norwich NR14 8BL

Freehold | Energy Efficiency Rating : TBC

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STARKINGS & WATSON

- No Chain!
- Extended Semi-Detached Home
- Close to 1400 Sq. ft (stms)
- Low Maintenance Gardens
- Garage/Garden Room
- Two Reception Rooms
- Four Bedrooms
- En Suite, W.C & Family Bathroom

IN SUMMARY

NO CHAIN. This EXTENDED and MODERNISED semi-detached home enjoys CLOSE to 1400 Sq. ft (stms) of accommodation, with LOW MAINTENANCE GARDENS, parking and a GARAGE/GARDEN ROOM for outside entertaining. With FAMILY LIVING and FLEXIBILITY in mind, the property offers a 16' SITTING ROOM, 16' DINING ROOM, fully fitted utility room, W.C, STUNNING HIGH SPECIFICATION 24' KITCHEN/BREAKFAST ROOM and conservatory beyond. FOUR BEDROOMS can be found on the first floor, including the main bedroom with EXTENSIVE STORAGE and an EN SUITE, along with a family bathroom. The fourth bedroom is currently used as a STUDY with a ladder to the TOP FLOOR LOFT ROOM. The REAR GARDEN is finished with a patio and decked seating area, along with artificial lawn.

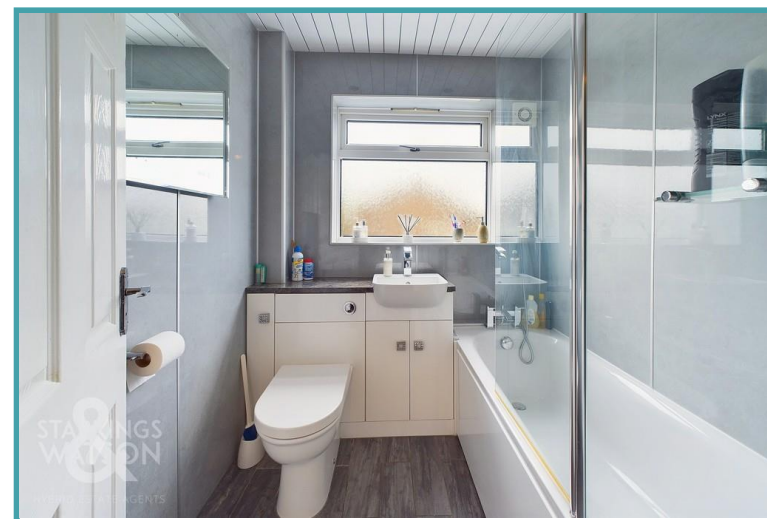
SETTING THE SCENE

Situated at the end of the cul-de-sac, the property is approached via a brick-weave frontage with an artificial lawned garden which wraps around to the side of the property. Gated access leads to the rear garden, whilst access leads to the driveway and garage which is situated at the rear boundary.

THE GRAND TOUR

Heading inside, the porch entrance with tiled flooring can be found underfoot, with a built-in cloaks storage cupboard

and further door to the hall entrance. Wood effect flooring runs through the room and up the stairs to the first floor landing, with doors leading to the main two reception rooms. To your right hand side, the formal sitting room can be found, once again with wood effect flooring underfoot and uPVC double glazed window to front, whilst opposite the dining room with recessed spotlighting and tiled effect flooring offers a secondary reception space. From the dining room, a fully fitted utility room can be found with extensive storage including pull out ladder units, cupboard housing the wall mounted gas fired central heating boiler, integrated washing machine and tumble dryer, with under cupboard lighting. A door leads off to the ground floor WC, with a modern white two piece suite including storage under the hand wash basin and Aqua board splashbacks to all walls. The main kitchen/breakfast space offers further extensive storage with under-cupboard lighting and matching up-stands with integrated Neff cooking appliances, including an inset electric ceramic induction hob and built in eye level electric slide and hide double oven, microwave combination oven and warming drawer. Further appliances include a built-in fridge freezer and dishwasher, whilst curved edge work surfaces run around the units and form a breakfast bar. Tiled effect flooring runs through the kitchen and into the adjacent conservatory, which is open plan with uPVC double glazed windows to side and rear and French doors leading out onto the rear garden. Heading upstairs, the landing is finished with wood effect flooring and the loft access hatch with pull down ladder for easy storage, with a built-in airing cupboard. The main double bedroom sits to the front of the property with a range of built-in bedroom furniture and wardrobes, with fitted carpet underfoot and the en suite shower room - complete with a modern white three piece suite, Aqua-board splashbacks, double shower cubicle and further range of storage cupboards. The second and third bedrooms include wood effect flooring underfoot and further built-in wardrobes. The family bathroom sits



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towards the rear of the property, with a modernised white three piece suite including Aqua board splashbacks, built-in storage, under floor heating and a multi jet rainfall shower over the bath. The fourth bedroom is currently utilised as a study area with a range of built-in storage and desking, along with twin sets of double wardrobes with steps leading to a loft storage room - complete with a velux window to rear and wood effect flooring.

THE GREAT OUTDOORS

The rear garden is low maintenance, including a patio and timber deck seating area with recessed spotlighting, leading down to an artificial lawned garden with enclosed timber fence boundaries and brick walling, including a gated access to the side. A useful storage shed can be found to the rear of the garage, with sliding patio doors opening to the side of the garage. Created with a useful storage area to the front of the garage, access leads from the driveway via an electric roller door. The remaining section has been insulated and finished with Aqua-board, splashbacks and storage, creating a garden room, entertaining space, or ideal hot tub room.

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 8BL

What3Words : ///burying.regretted.scorch

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
 Calculations are based on RICS IPMS 3C standard.
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Reduced headroom:
 Below 5 ft/1.5 m

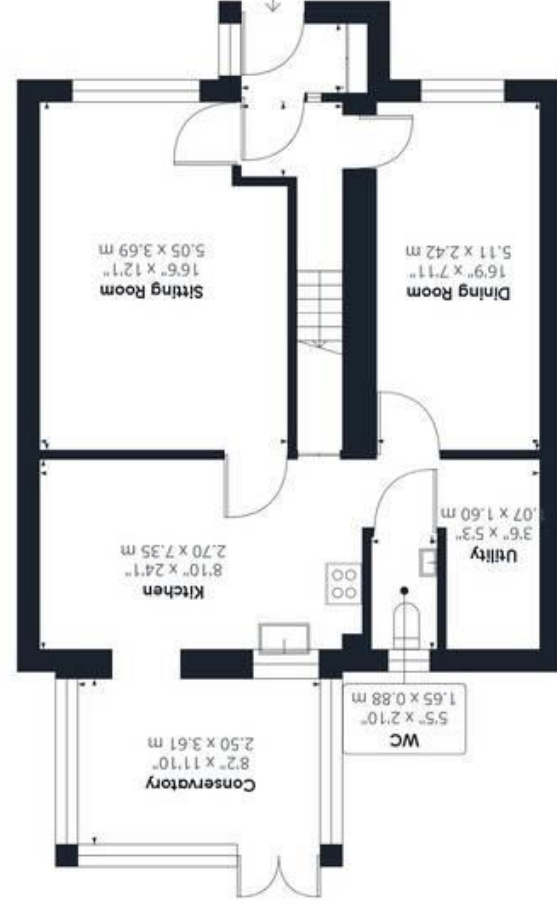
(1) Excluding balconies and terraces

Approximate total area^m
 1499.51 ft²
 139.31 m²
 Reduced headroom
 70.36 ft²
 6.54 m²

Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

