



Bromedale Avenue, Mulbarton - NR14 8GG

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS

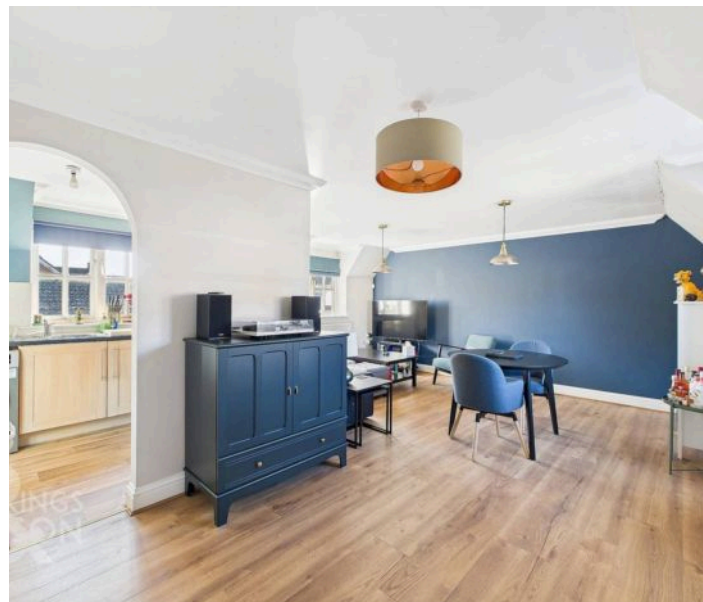




## Bromedale Avenue

Mulbarton, Norwich

Presented in IMMACULATE ORDER, this first floor COACH HOUSE enjoys a TUCKED AWAY SETTING with parking to front, INTEGRAL GARAGE with a STORAGE CUPBOARD and ENCLOSED GARDEN. The accommodation comprises a PRIVATE ENTRANCE leading to the first floor, incorporating an 18' L-SHAPED SITTING/DINING ROOM with DUAL ASPECT VIEWS, fitted KITCHEN with cooking appliances and STORAGE CUPBOARD, two double bedrooms and FAMILY BATHROOM with a SHOWER over the bath. The property is finished with DOUBLE GLAZING and gas fired CENTRAL HEATING, whilst being within walking distance to Village Shops, Schools & Transport.



Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Coach House Apartment
- Driveway Parking & Garage with Storage Cupboard
- 18' Sitting/Dining Room
- Fitted Kitchen with Storage Cupboard
- Two Double Bedrooms
- Family Bathroom with Shower
- Enclosed Garden
- Walking Distance to Village Shops, Schools & Transport

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.

#### SETTING THE SCENE

The property is approached via a shingle driveway offering parking for one vehicle and access leading to the integral garage and main entrance door.

#### THE GRAND TOUR

The private ground floor entrance includes space for coats and shoes with stairs rising to the first floor landing, with a velux window to rear flooding the room with natural light.



A built-in cupboard offers storage with doors leading off to the bedroom accommodation and main living space. The open plan sitting/dining room offers an L-shaped space with dual aspect views to front and rear complete with wood effect flooring underfoot and ample space for soft furnishing and a dining table. The kitchen leads off with a U-shape arrangement of wall and base level units including integrated cooking appliances with an inset gas hob and built-in electric double oven along with a concealed extractor fan above. Tiled splash backs run around the work surface with space for a washing machine and fridge freezer, with a window facing to the front and wall mounted gas fired central heating boiler to one side. A useful cupboard above the stairs creates the ideal pantry space. The two bedrooms lead off the landing, both complete with fitted carpet and double glazing whilst being comfortable doubles in size. The family bathroom completes the property with a white piece suite including a mixer shower tap, with tiled splash-backs and a velux window to rear.

#### FIND US

Postcode : NR14 8GG

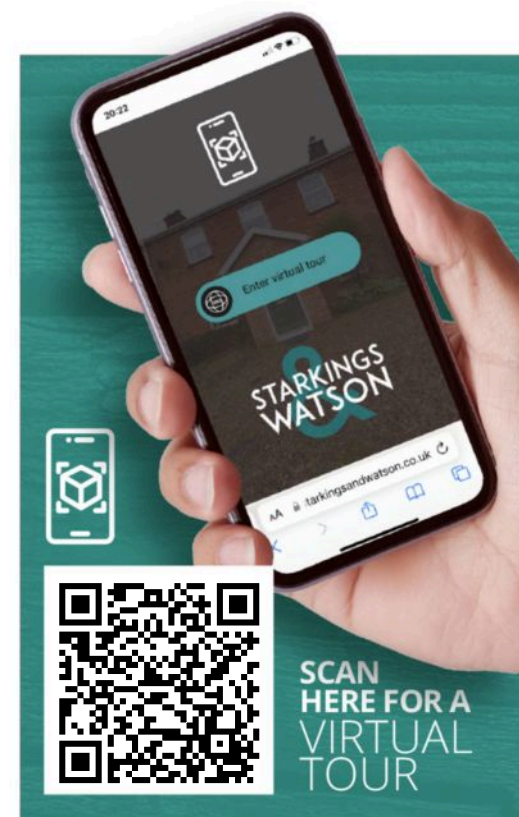
What3Words : ///dictation.marble.mourner

#### VIRTUAL TOUR

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

#### AGENTS NOTE

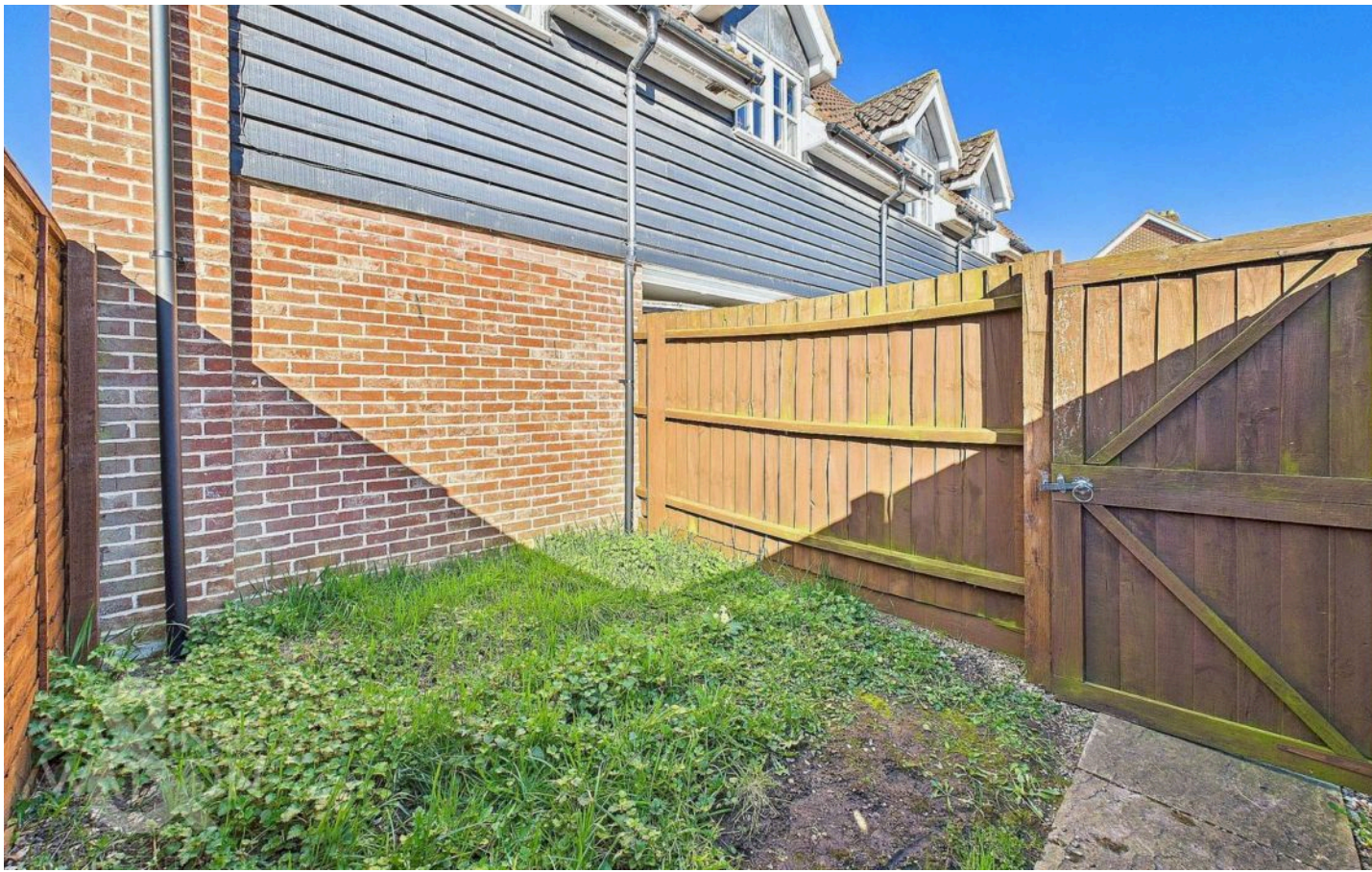
The property is offered on a leasehold basis, with approximately 105 years remaining. Ground rent is charged at £125 PA and the service charges are in the region of £1100 PA.









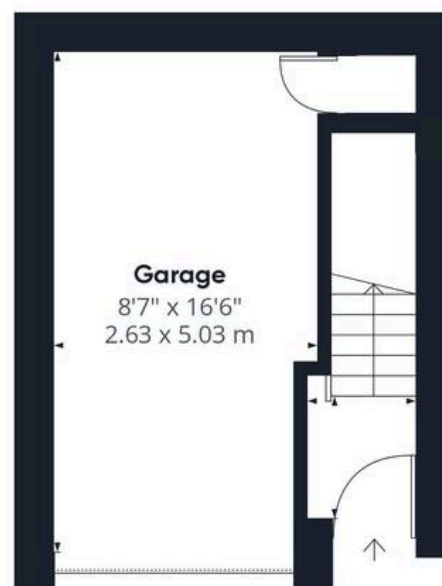


## THE GREAT OUTDOORS

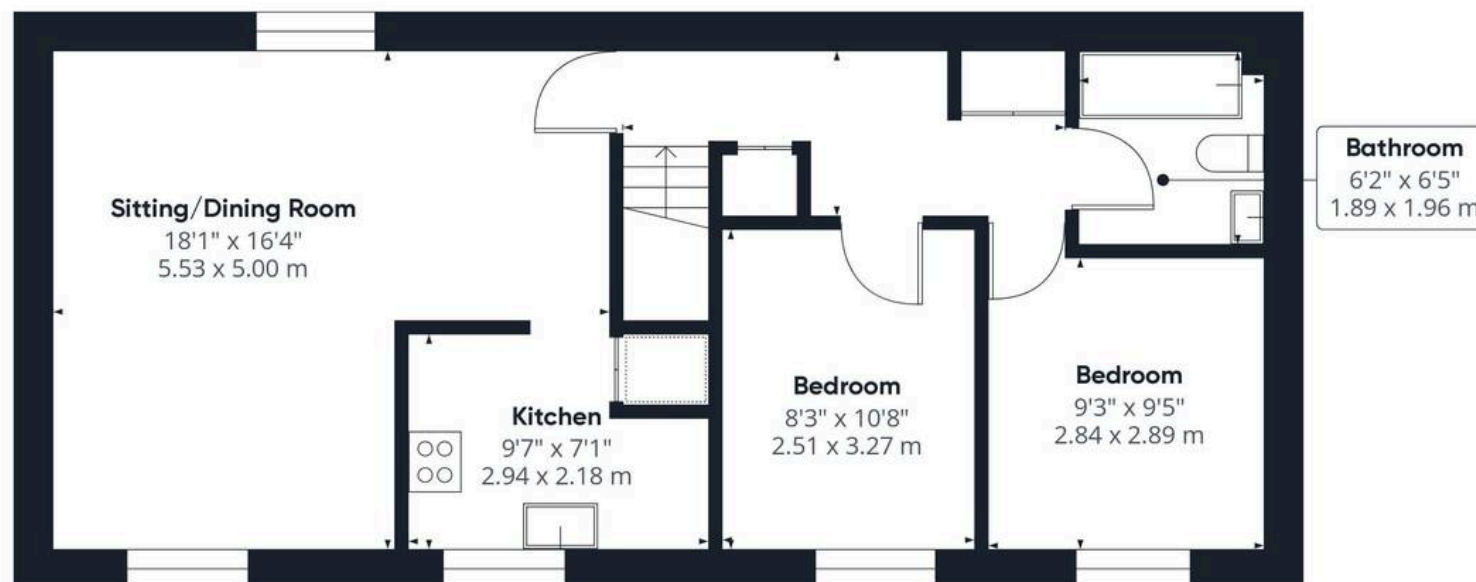
An enclosed garden space can be found adjacent to the driveway, with a gate for access, and potential to landscape the space which is fully enclosed with timber panel fencing. The garage is integral to the coach house with an up and over door to front, including a built-in cupboard under the stairs, with power and lighting in the main garage.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

775.11 ft<sup>2</sup>

72.01 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.