



**47 Bromedale Avenue, Mulbarton**

£260,000 Freehold



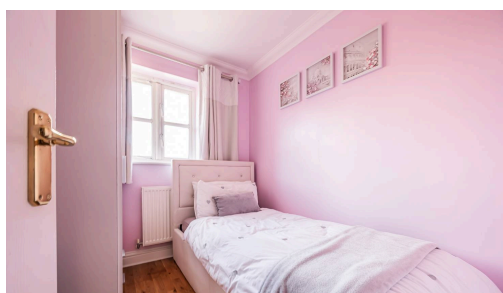
**websters.**

Presenting a light and spacious modern semi-detached home within the highly sought-after area of Mulbarton, this property offers three bedrooms conveniently located off the landing. The family bathroom and ground floor cloakroom provide functionality and convenience. A modern kitchen complements the open plan lounge/diner, creating an inviting space for entertaining or relaxing. With a private rear garden, residents can enjoy some outdoor tranquillity. Additionally, the property boasts an allocated parking space and a single garage, catering to the practical needs of its occupants.

Ideal for families or professionals seeking a modern home in a peaceful setting, this property offers a blend of comfort and style. Don't miss the opportunity to own this well-appointed residence in a community-oriented neighbourhood.



- Light And Spacious Semi-Detached Home
- Three Bedrooms Off Landing
- Family Bathroom And Ground Floor Cloakroom
- Private Rear Garden
- Highly Sought After Village Location
- Allocated Parking Space And Single Garage
- Modern Kitchen
- Open Plan Lounge / Diner



**Entrance Hall**

Part double glazed front door, laminate floor, further doors to lounge / diner, kitchen and cloakroom, carpeted stairs to the first floor, radiator and coving.

**Cloakroom**

Low set WC, double glazed casement window to the side aspect, pedestal hand wash basin with tiled splash back, radiator, tiled flooring and coving.

**Kitchen**

9' 0" x 8' 11" (2.74m x 2.72m)

Comprising a range of wall and base units with laminate work tops, integrated electric oven with gas hob and extractor fan over, inset one and a half bowl stainless steel sink with mixer tap and drainer, LVT flooring, wall mounted gas boiler in cupboard, tiled splash back, space and plumbing for washing machine and tumble dryer, space for fridge - freezer, double glazed casement window to the front aspect and coving.

**Lounge / Diner**

14' 10" x 16' 0" (4.51m x 4.89m)

Double glazed casement window to the rear aspect, double glazed door to the rear garden, under stairs storage cupboard, gas coal effect fireplace with wooden surround, coving, radiator and laminate flooring.

**Landing**

Doors to three bedrooms and bathroom, laminate flooring, double glazed casement window to the side aspect, airing cupboard, coving and loft hatch.

**Bedroom One**

11' 9" x 8' 11" (3.59m x 2.72m)

Double bedroom with a double glazed casement window to the rear aspect, laminate flooring, radiator, coving and a built in wardrobe.

**Bedroom Two**

9' 10" x 8' 11" (2.99m x 2.72m)

Double bedroom with a double glazed casement window to the front aspect, laminate flooring, radiator and coving.

**Bedroom Three**

8' 1" x 6' 10" (2.47m x 2.08m)

Double glazed casement window to the rear aspect, laminate flooring, coving and a radiator.

**Bathroom**

6' 7" x 5' 8" (2.01m x 1.72m)

Panel bath with shower over, tiled backing and glass screen, low set WC, pedestal hand wash basin with tiled splash back, tiled walls and flooring, coving, extractor fan, radiator and an obscure double glazed window to the front aspect.

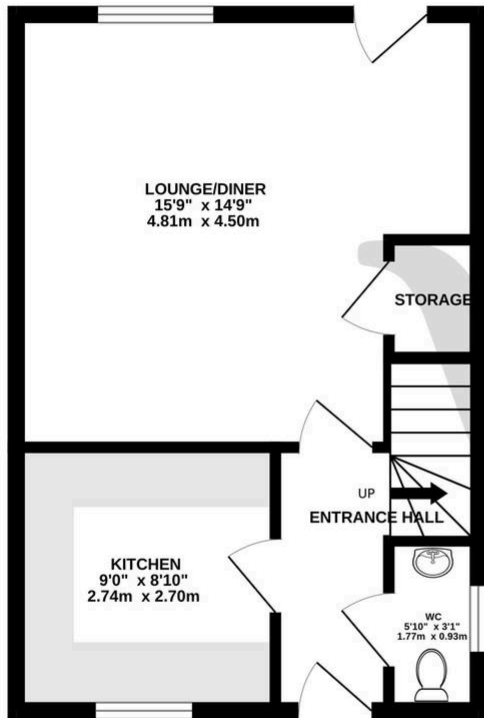
Council Tax band: B

Tenure: Freehold

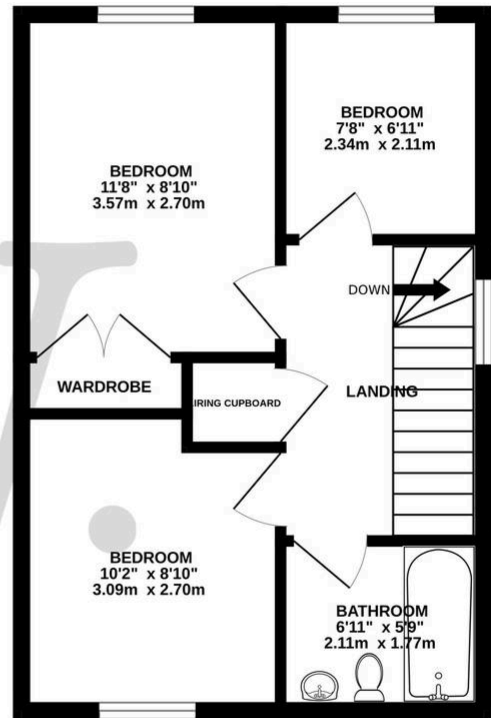
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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