



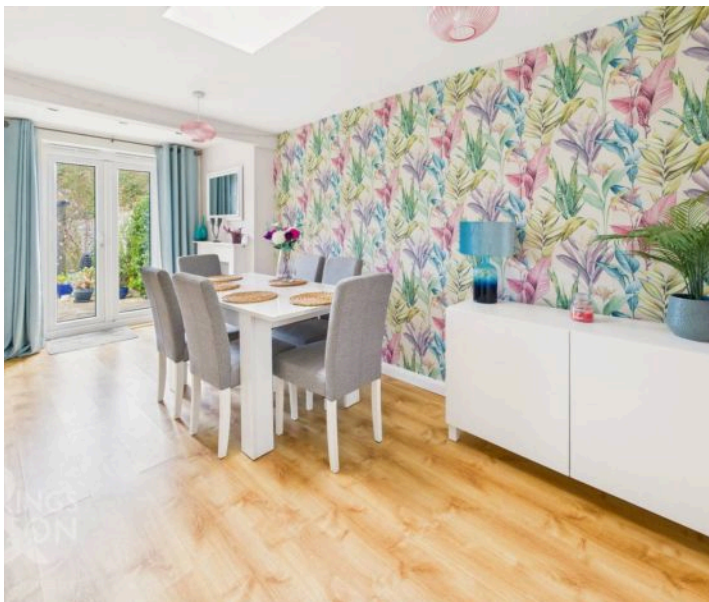
Lark Rise, Mulbarton - NR14 8EE



Lark Rise

Mulbarton, Norwich

Close to AMENITIES and LOCAL SCHOOLING, this SEMI-DETACHED HOME boasts an EXTENDED LAYOUT, welcoming you with a PORCH and HALL ENTRANCE, with attractive flooring. Step inside to discover not one, but TWO SPACIOUS RECEPTION ROOMS, each exceeding 16' in length, perfect for entertaining or relaxing in style. The 14' KITCHEN/BREAKFAST ROOM provides a FUNCTIONAL, LIGHT and BRIGHT space for easy dining, with a UTILITY ROOM tucked to the front of the property which would also make an ideal STUDY SPACE. On the upper level, THREE BEDROOMS await, offering comfortable retreats for the whole family, served by the FAMILY BATHROOM featuring a convenient newly fitted SHOWER. The fully enclosed West facing REAR GARDEN which has been professionally re-landscaped is enveloped by timber panel fencing, offering a non overlooked and secure space for relaxation and play, whilst enjoying woodland views. A central LAWNED AREA provides a green oasis, complemented by a spacious hard-standing PATIO that extends across the rear of the property, with a TIMBER SHED/WORKSHOP BEYOND.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Home with Extended Layout
- Popular Location Close to Amenities & Schooling
- Benefitting from Recent Redecoration Throughout the House with New Flooring in Porch, Stairs & Landing
- Two 16'+ Reception Rooms With Feature Fireplaces
- 14' Kitchen/Breakfast Room with Useful Built in Pantry/storage Cupboard
- Three Bedrooms off Landing with Access to Boarded Loft with Pull Down Ladder
- Family Bathroom with Newly Installed Electric Shower
- Private Non-Overlooked Gardens with Woodland Views Beyond

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

Approached via a shingle driveway, off road parking can be found in front with a hard standing footpath taking to the main entrance door.

THE GRAND TOUR

Once inside, a porch and hall entrance greets you with tile effect flooring underfoot, stairs rising to the first floor landing, and ample built in storage space for coats and shoes, whilst doors lead off to the main living space and dining room. The formal sitting room sits to the front of the property, with a front facing uPVC double glazed window and feature fireplace and media wall with fitted shelving creating a focal point to the room, with fitted carpet running underfoot. A door takes you to the adjacent kitchen - finished with a U-shaped arrangement of wall and base level units with space provided for an electric cooker, with tiled splash-backs and extractor fan. Tiled flooring can be found underfoot with room provided for a freestanding fridge/freezer, washing machine and dishwasher. Twin rear facing windows offer excellent natural light, with a built-in breakfast bar to one side, and useful built-in under stairs storage/pantry cupboard. An opening takes you to the adjacent dining room which offers a variety of uses, with wood effect flooring flowing underfoot, skylight, feature fireplace and uPVC French doors taking you to rear garden. An open aspect leads to the front entrance hall, and a door takes you to the utility room - with a built-in work surface and tiled splash-back, whilst offering space for a tumble dryer and offering potential as a study space if required.

Heading upstairs the carpeted landing includes a side facing window and built-in airing cupboard, whilst doors lead off to the three bedrooms, the landing also provides loft access with hatch above, leading to the fully boarded loft with pull down ladder and damp membrane. The main bedroom sits at the front of the property with fitted carpet underfoot and a built-in double wardrobe, with the two further bedrooms finished with wood effect flooring and uPVC double glazing.

Completing the property is the family bathroom with a white three piece suite including a newly fitted electric shower over the bath, tiled splash-backs and heated towel rail.

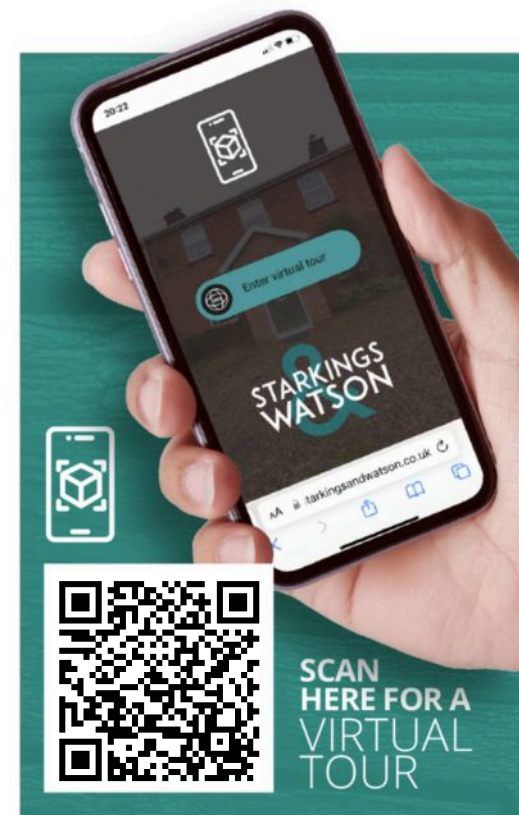
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VIRTUAL TOUR

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



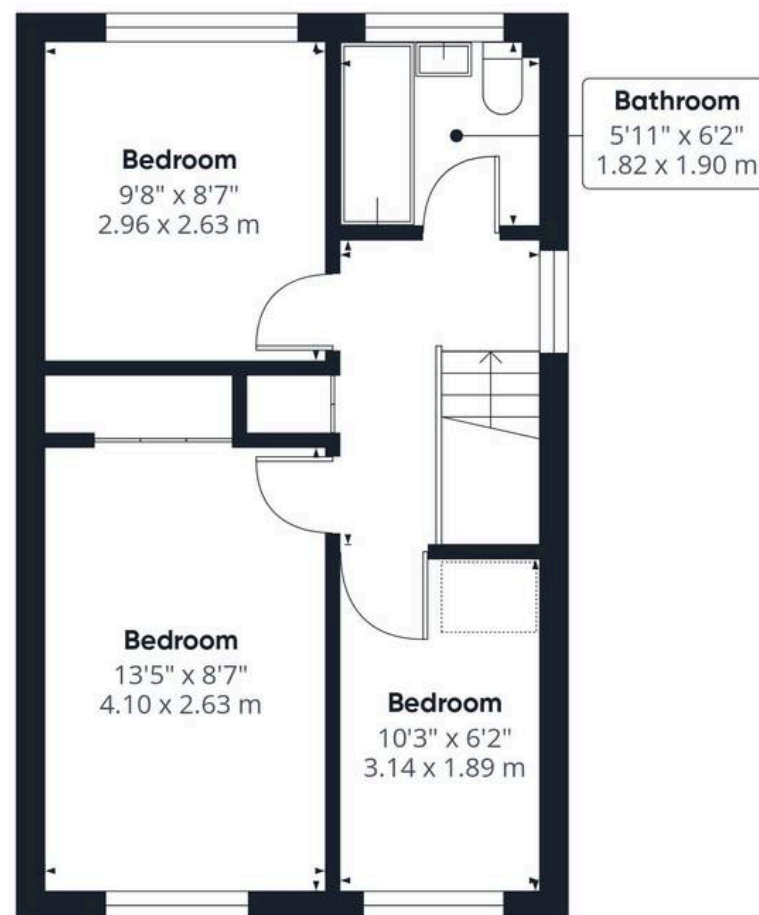
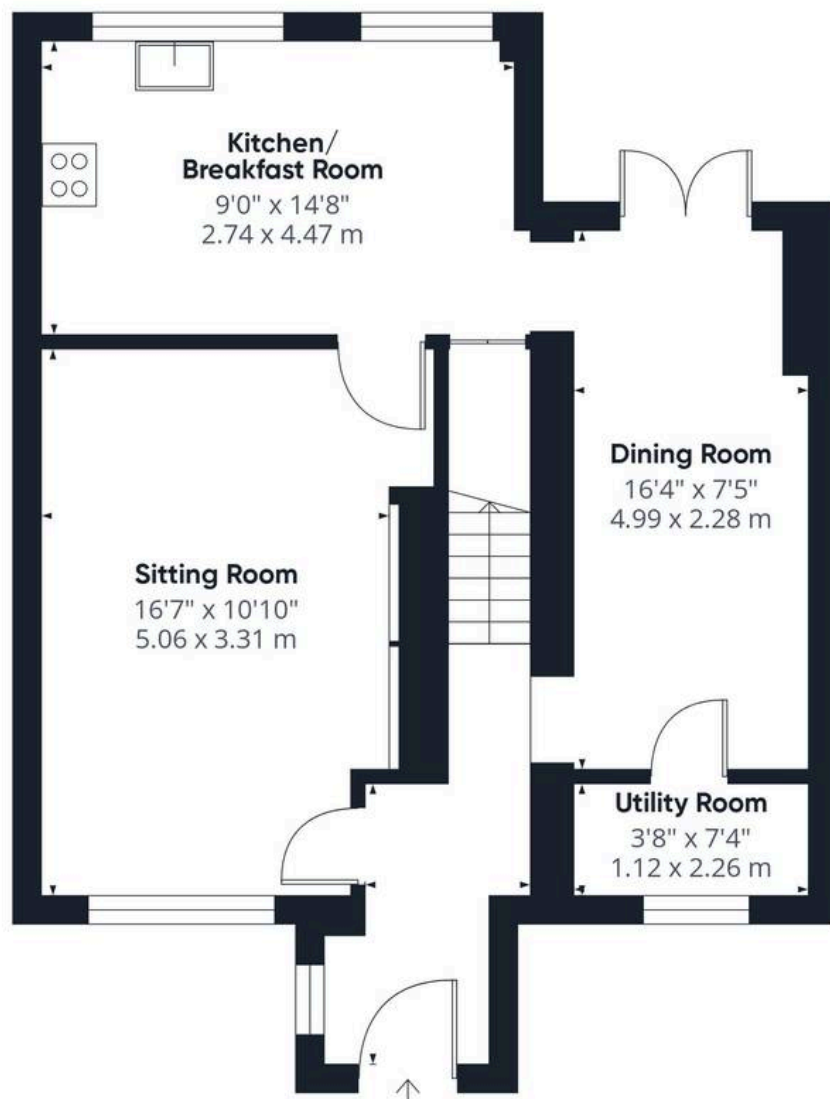




THE GREAT OUTDOORS

Both the front and rear gardens have been professionally relandscaped with the West facing, non overlooked rear garden being fully enclosed with timber panel fencing, and enjoying woodland views beyond. The garden offers a central lawned area, with a hard standing patio stretching across the rear of the property. With an outside water and power supply installed, a shingled pathway leads to a planted area to the right hand side, whilst at the rear boundary a timber shed/workshop offers a fitted workbench, vice and furnished hardware storage units with a further shingled seating area.





Floor 1

Approximate total area⁽¹⁾

898 ft²

83.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 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.