



Catmere Herne, Mulbarton - NR14 8NU





## Catmere Herne

Mulbarton, Norwich

EXTENDED in 2022/23, this SEMI-DETACHED family HOME offers approximately 862 Sq. ft (stms) of WELL-PRESENTED accommodation, thoughtfully arranged across two floors. The property welcomes you with a practical PORCH ENTRANCE, leading into a spacious 13' SITTING ROOM that is perfect for relaxing or entertaining. The ground floor also features a convenient W.C. and a generous 12' KITCHEN/DINING ROOM - enjoying MODERN FITTED UNITS and FRENCH DOORS opening directly onto the garden, creating a seamless connection between indoor and outdoor living spaces. Upstairs, you will find THREE COMFORTABLE BEDROOMS and a modern family bathroom including a SHOWER. Additional benefits include a 2024 installed gas fired central heating boiler and double glazing throughout, ensuring comfort and efficiency. A TANDEM DRIVEWAY offers off-road parking for multiple vehicles and leads to a SINGLE GARAGE, providing further storage or parking options. The outdoor space is a true highlight of this home, offering a landscaped, LOW MAINTENANCE REAR GARDEN that is perfect for family enjoyment and entertaining guests.





The garden is fully enclosed with timber panel fencing, providing PRIVACY and security - directly accessible from the kitchen French doors.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended Semi-Detached Family Home
- Approx. 862 Sq. ft (stms) of Accommodation
- Porch Entrance & 13' Sitting Room
- Ground Floor W.C & First Floor Family Bathroom
- 12' Kitchen/Dining Room with French Doors to Garden
- Three Bedrooms
- Landscaped Low Maintenance Garden
- Tandem Driveway & Single Garage

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

Enjoying an elevated position from the road, a low level low maintenance brick-weave frontage and raised flower beds sit to the front of the property, with access to the main entrance door and tandem tarmac driveway - where off road parking can be found for several vehicles, along with access to the adjacent garage.

## THE GRAND TOUR

Stepping inside, the porch entrance greets you with space for coats and shoes and a further door taking you to the main sitting room. Finished with fitted carpet underfoot and a front facing uPVC double glazed window, stairs rise to the first floor landing, with useful built-in storage space below. The ground floor W.C is tucked away to the side with a modern white two piece suite including half tiled walls and tiled flooring with the adjacent kitchen extended to create a dining area with garden access. The kitchen is setup with an L-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with extractor fan above. Tiled splash-backs run around the work surface with space provided for a fridge freezer and washing machine, whilst the dishwasher is integrated. Herringbone style wood effect flooring flows underfoot, with ample space for a dining table or soft furnishings, with French doors opening up to the garden.

Upstairs, the carpeted landing includes a loft access hatch with doors leading to the three bedrooms. The main bedroom sits to the front of the property with fitted carpet underfoot and a front facing window, with the second bedroom being equally as spacious and finished in a similar style and design. The third bedroom is carpeted and includes a useful built-in over-stairs storage cupboard.

Completing the property is a family bathroom with white three piece suite including a thermostatically controlled twin head rainfall shower and glazed shower screen, with tiled splash-backs, tiled effect flooring

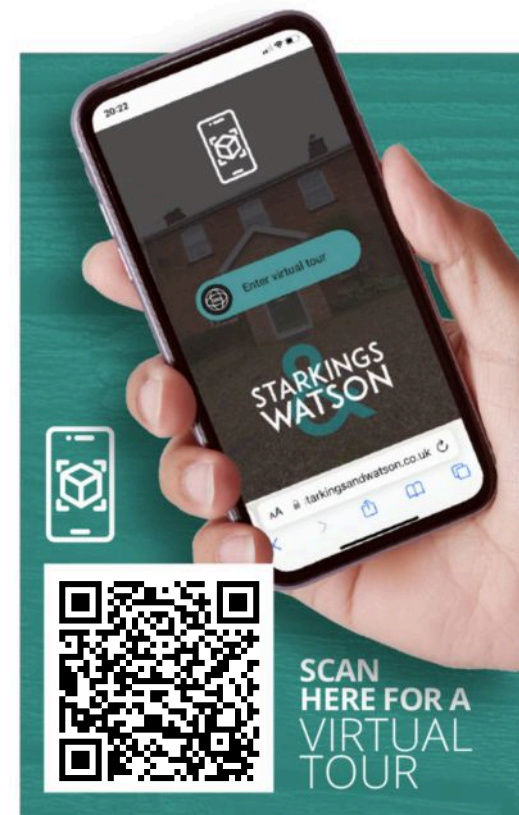
## FIND US

Postcode : NR14 8NU

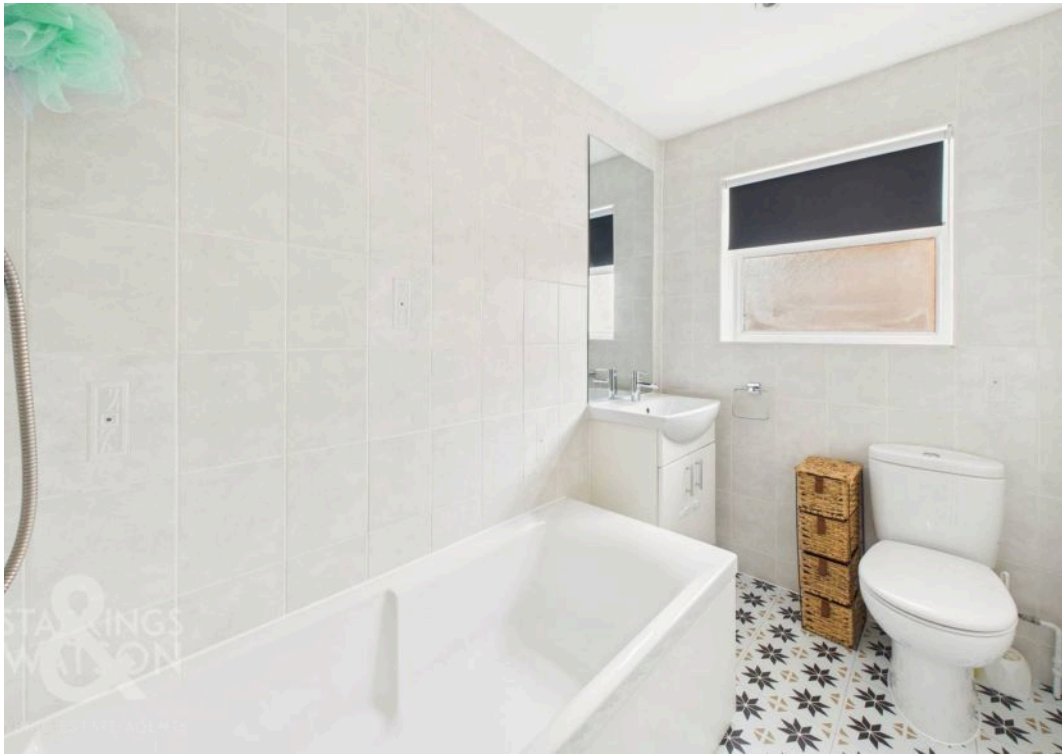
What3Words : [///texts.surviving.fakes](https://www.what3words.com/texts/surviving.fakes)

## VIRTUAL TOUR

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







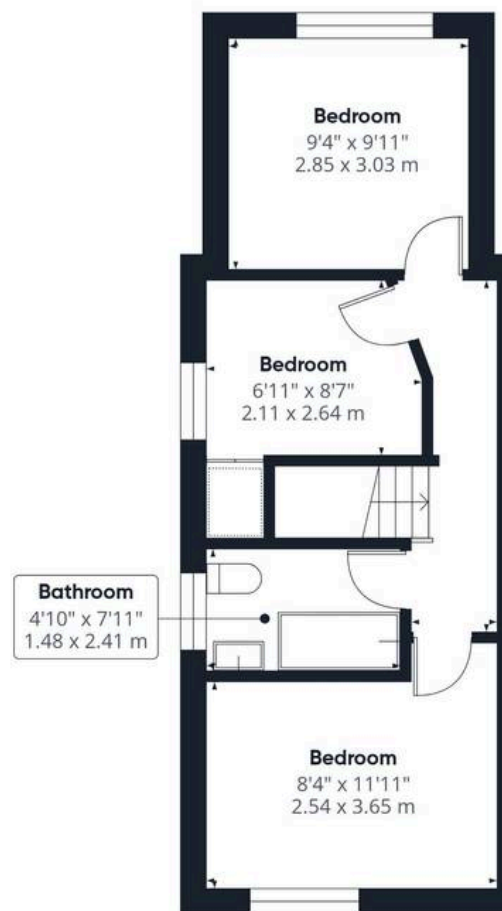
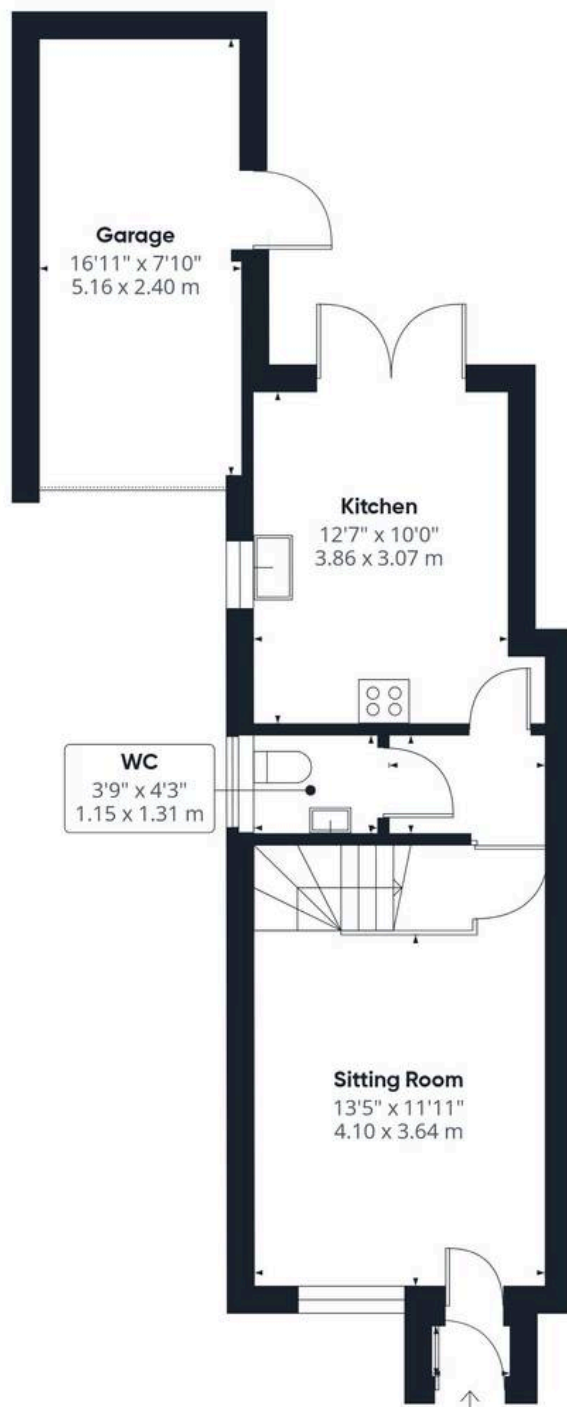




## THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing and offers a low maintenance style and design, with a patio seating area leading from the kitchen French doors. Steps lead to a raised timber decked and shingled seating area, with built-in bench style seating, and an area of artificial lawn. A side access door leads to the garage with an up and over door to front.





Floor 1

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

862 ft<sup>2</sup>  
80 m<sup>2</sup>

(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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