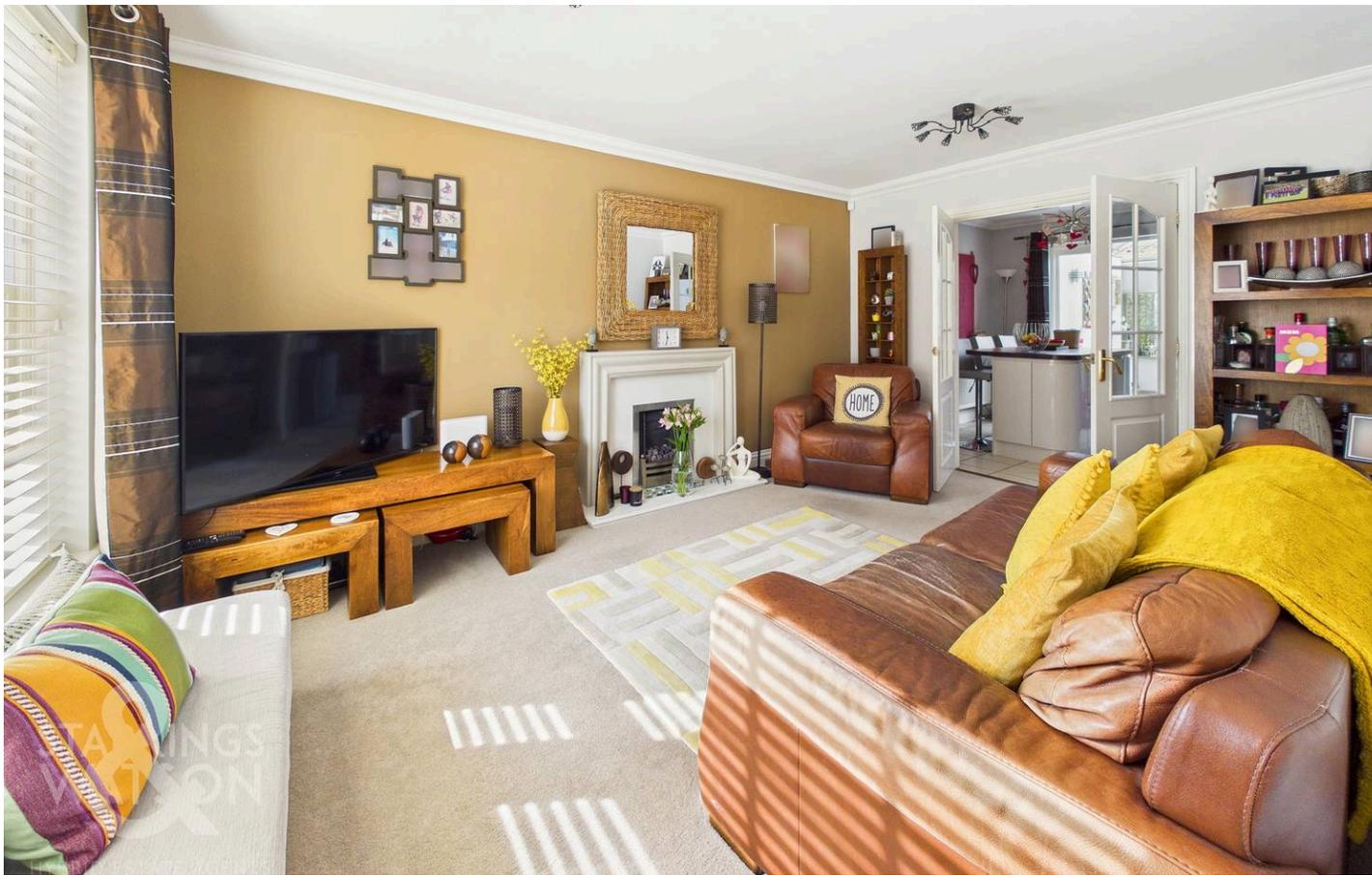




Bromedale Avenue, Mulbarton - NR14 8GZ

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HYBRID ESTATE AGENTS



Bromedale Avenue

Mulbarton, Norwich

This impressive TOWNHOUSE-style PROPERTY, built by the renowned Hopkins Homes, offers SPACIOUS and FLEXIBLE FAMILY LIVING across more than 1,500 sq. ft (stms) of accommodation. The home is thoughtfully arranged over THREE FLOORS, beginning with a welcoming hall entrance and convenient ground floor W.C. The 15' SITTING ROOM provides a BRIGHT and COMFORTABLE SPACE for relaxation, whilst the separate CONSERVATORY creates a versatile area for entertaining or enjoying the garden views year-round. At the heart of the home, the 17' KITCHEN/DINING ROOM is beautifully appointed with an ISLAND and BREAKFAST BAR, perfect for family meals and social gatherings. FOUR well-proportioned BEDROOMS are arranged over TWO UPPER FLOORS, including a generous PRINCIPAL SUITE with an EN SUITE SHOWER ROOM, and a modern FAMILY BATHROOM serving the remaining bedrooms. The property is presented in excellent order throughout including a 2025 installed gas fired CENTRAL HEATING BOILER, offering a blend of contemporary style and PRACTICAL DESIGN for today's family lifestyle.



Stepping outside, the property boasts a beautifully LANDSCAPED REAR GARDEN, thoughtfully designed to maximise both relaxation and entertaining space. A decked seating area adjoins the house, ideal for outdoor dining or morning coffee, while a CENTRAL LAWN provides a safe and private area for children to play. To the far corner, a PAVED PATIO offers another tranquil spot for seating or summer barbeques. The GARAGE features an up and over door to the front, with DRIVEWAY PARKING.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious Hopkins Built Family Home
- Over 1500 Sq. ft (stms) of Accommodation
- Hall Entrance with W.C
- 15' Sitting Room & Separate Conservatory
- 17' Kitchen/Dining Room with Island & Breakfast Bar
- Four Bedrooms Over Two Floors
- En Suite & Family Bathroom
- Enclosed Garden with Decking, Grass & Paved Seating



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 an immaculate low maintenance frontage with a central pathway leading to the main entrance door, an adjacent shingle bed includes planting with access to the integral garage and adjacent shingle driveway.

THE GRAND TOUR

Heading inside, the hall entrance offers the ideal meet and greet space with wood effect flooring underfoot and stairs rising to the first floor landing, with a built-in storage cupboard below. Doors lead off to the main living space and ground floor W.C - finished with tiled flooring. The main sitting room offers a front facing sash window with fitted carpet underfoot and a feature fireplace creating a focal point to the room. Double doors lead off to the fully fitted kitchen offering a contrasting range of wall and base level units, with an island and solid wood work surface. Integrated appliances include a gas hob and built-in electric double oven, dishwasher and washing machine with tiled splash-backs running around the work surface and space for a fridge freezer. The central island forms a breakfast bar with a door taking to the hall entrance and door to the adjacent conservatory. Extending the living space and creating the ideal dining room, the conservatory is finished with tiled flooring. This light and bright room offers a vaulted ceiling with a glazed apex, and French doors leading out to the rear garden.

Heading upstairs, the carpeted landing leads to the top floor and three bedrooms on this level. The main bedroom sits to the front with built-in double wardrobes, front facing sash window and fitted carpet underfoot. A private en-suite leads off with a three piece suite including a corner shower cubicle with aqua-board splash-backs and a twin head thermostatically controlled rainfall shower. The remaining two bedrooms are both doubles in size with one including dual aspect windows to front and rear. The family bathroom offers a white three piece suite with a mixer tap over over the bath and tiled splash-backs.

Heading upstairs, the top floor bedroom is finished with fitted carpet and double glazed windows to front and rear, with a large walk-in double storage cupboard and built-in wardrobe. There is also access to the loft.

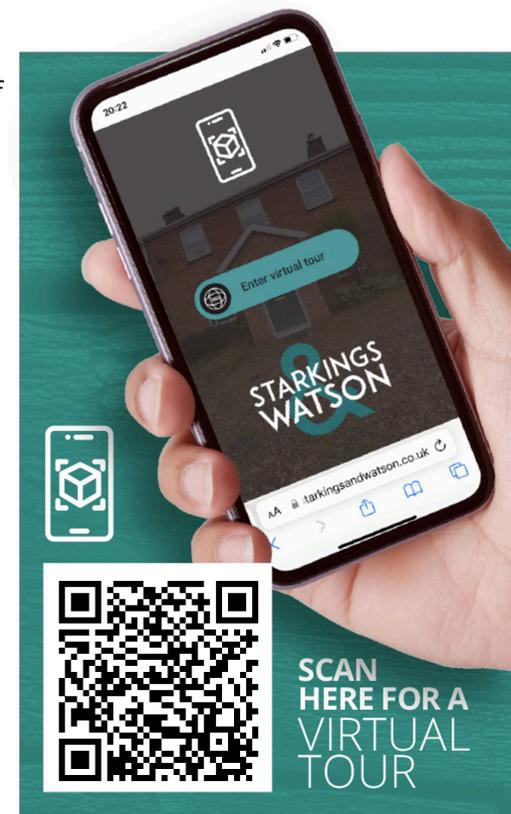
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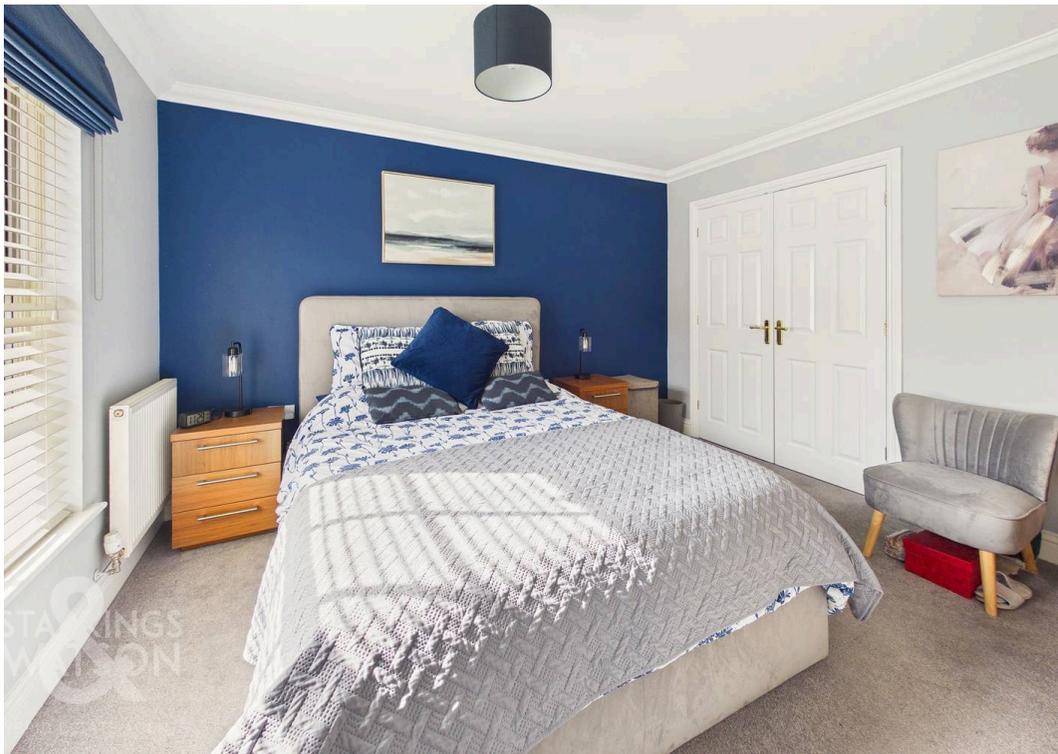
Postcode : NR14 8GZ

What3Words : ///comfort.proofread.conceals

VIRTUAL TOUR

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



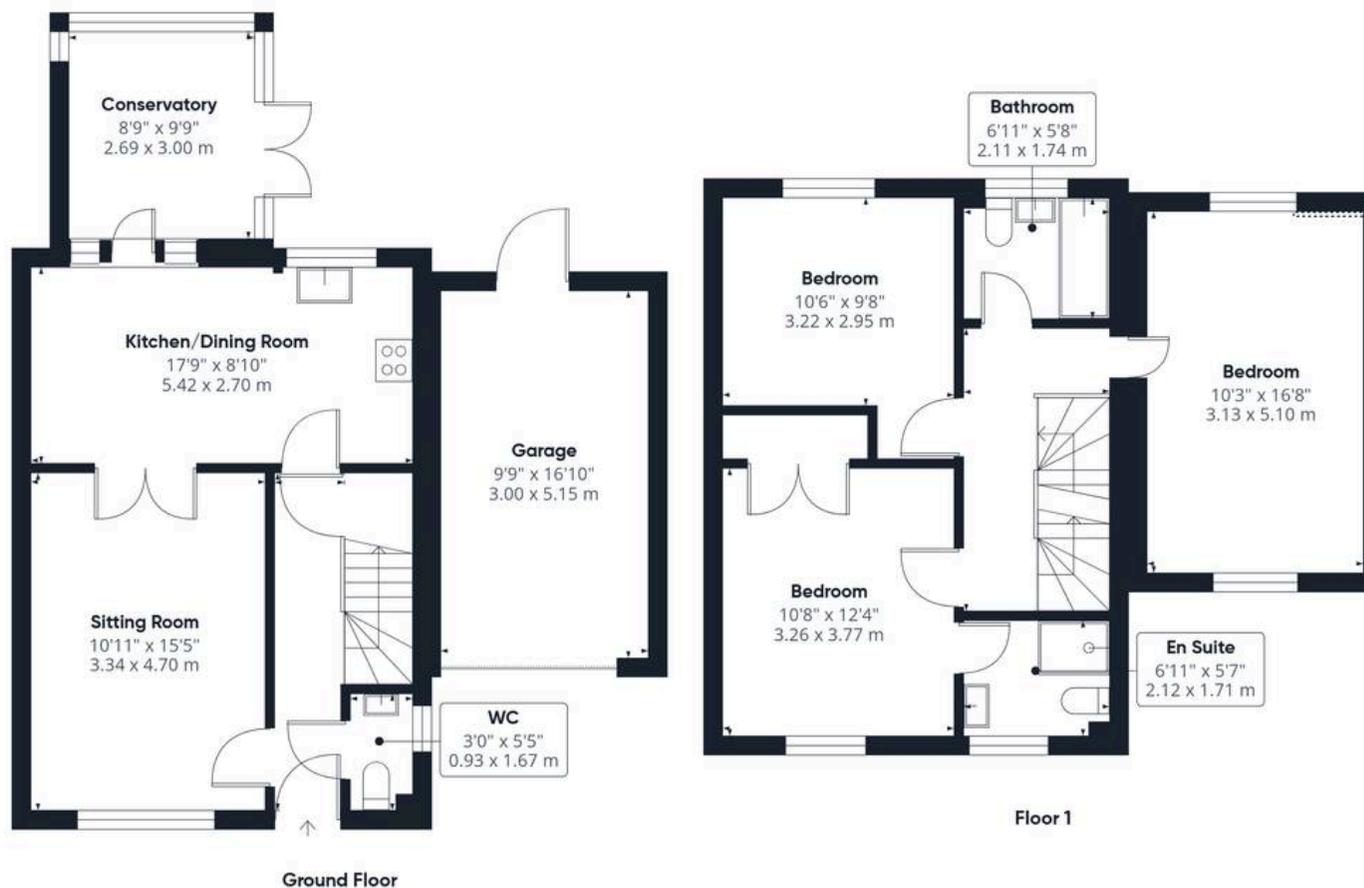




THE GREAT OUTDOORS

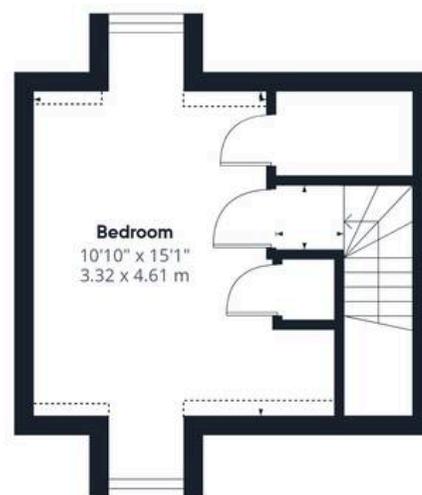
Heading outside, the rear garden has been landscaped to include a decked seating area and main lawn expanse, with a further patio sitting to the far corner. Enclosed with timber panel fencing and mature shrubbery and planting to the rear boundary, a timber shed offers storage with access leading to the integral garage. The garage offers an up and over door to front, door to rear, power and lighting.





Ground Floor

Floor 1



Floor 2

Approximate total area⁽¹⁾

1508 ft²
140.1 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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 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.