



5 Castelins Way  
Mulbarton | Norfolk | NR14 8GH

FINE & COUNTRY

# A HANDSOME HOME



“With the good looks and grand proportions of the Georgian era and the ease of a contemporary property,  
this offers you the best of both worlds.

It’s also in a brilliant position, set within a popular and well-served village that’s well placed for access to the wider area.

Impressive yet welcoming, comfortable and easy to live in,  
it’s been upgraded by the current owners to create a wonderful home that works for every stage of family life.”





# KEY FEATURES

- A Handsome Modern Georgian Fronted Home in the Sought After Village of Mulbarton
- Four Bedrooms and Three Bath/Shower Rooms
- Two of the Bedrooms benefit from En-Suite Facilities
- Kitchen/Breakfast Room with a Separate Utility and a WC
- Landscaped Garden with a Covered Entertaining Terrace and a Pergola Bar Area
- Double Garage and Plenty of Parking
- The Accommodation extends to 1,638sq.ft
- Energy Rating: C

In a lovely position in the heart of the village, looking out over green space and walking distance from amenities, this attractive Georgian-style home appeals right from the start. It sits at the end of a private road, so there's no passing traffic, with ample parking on the driveway and a double garage, as well as a lovingly landscaped garden.

## Meant To Be

When the owners first came here, they were intending to see another property, but came across this and fell in love with it straight away. It felt like just the right place in which to raise their boys, then young teens. Over the years, it's worked well as a family home, offering larger rooms where they can gather together as well as plenty of space for everyone to spread out and do their own thing. The family have made so many memories here, both with the wider family and with friends. They've had a lot of fun, have opened up and refitted the kitchen, landscaped the garden and more. Now as their children fly the nest, they feel it's time to move on, so another family can enjoy the enviable lifestyle offered by this property.







# KEY FEATURES

---

## Ready And Waiting For You

The house has a lovely calming feel to it and has been finished in Georgian colours. The high ceilings and white paintwork contrast beautifully with the soothing blues, greens and greys used on the walls and ensure the home is always bright and welcoming. On the ground floor, you have your sitting room at the front – a wonderfully proportioned room with an elegant feature fireplace. Double doors lead through into the formal dining room, which overlooks the garden. The dining room leads into the kitchen, complete with range cooker and central island, as well as double doors to the south-facing garden. There's also a utility room. You'll find a useful study at the front of the house, perfectly positioned for you to see people arriving, which is useful if you receive clients at home. Upstairs, all four bedrooms are doubles. Two have en-suites and the other two share the family bathroom. Three have built-in storage, so it's easy to find a home for everything.

## Perfect Placement

The owners have designed their garden to work as an additional room in the summer months and find it the best place to spend a warm summer evening. It has a sheltered patio with a gazebo that can be open to the sun or closed for shelter, plus a bar area and barbecue for entertaining. There's also a good size lawn. The property is excellent for parking because it's the last house down this private road, so there's plenty of space at the front, which was ideal when the owners' boys learned to drive. You look out over a green area and you can walk to the common (perfect for dog walks) but there's much more to the village than that. There's a small supermarket, farm shop, surgery, church, pub, social club, a primary school and a bus service to the local high school, so you're very well connected here. It's also a short drive from Norwich, and well placed for travel out of the area.

















































# INFORMATION

---



## On The Doorstep

The village of Mulbarton is a sought after village located conveniently close to the A11 and A47 to the south of Norwich. Mulbarton has a good range of amenities with a village shop, post office and schooling. A Tesco superstore can be found within a mile on the A140 Ipswich Road.

## How Far Is It To?

Mulbarton is only 4 miles south of Wymondham where you can enjoy the thriving market town atmosphere and the interesting local history. The attractive town centre has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes, Waitrose and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge, while offering easy access to the A47 Norwich southern bypass. Norwich is approximately 5 miles north of Mulbarton and offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport.

## Directions

Leave Norwich via the Ipswich Road and turn right at the traffic lights at Harford Bridge before the Tesco store onto the B1113 signposted to Swardeston and Mulbarton. Continue through the village of Mulbarton and where the road splits around The Common, continue to the right, on the Norwich Road. At the roundabout take the 1st exit onto Cuckoofield Lane and then right onto Bromedale Avenue and left onto Castels Way. Number 5 will be found clearly signposted with a Fine and Country For Sale Board.

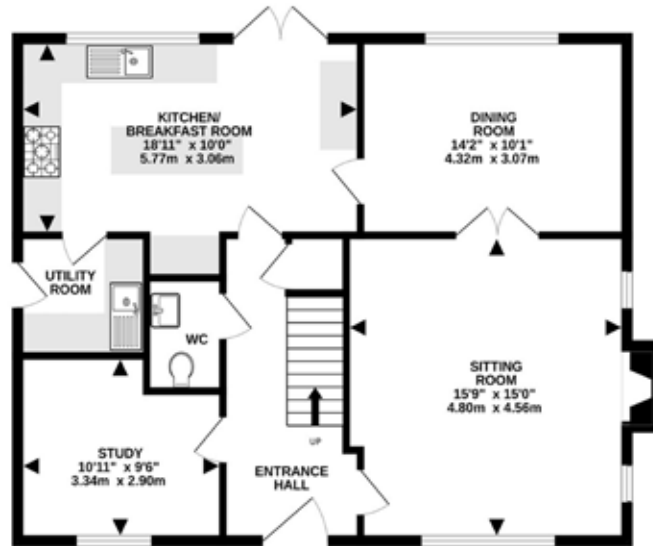
## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Broadband Available - Fibre to Premises - Vendor uses EE  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile  
South Norfolk District Council - Council Tax Band E  
Freehold

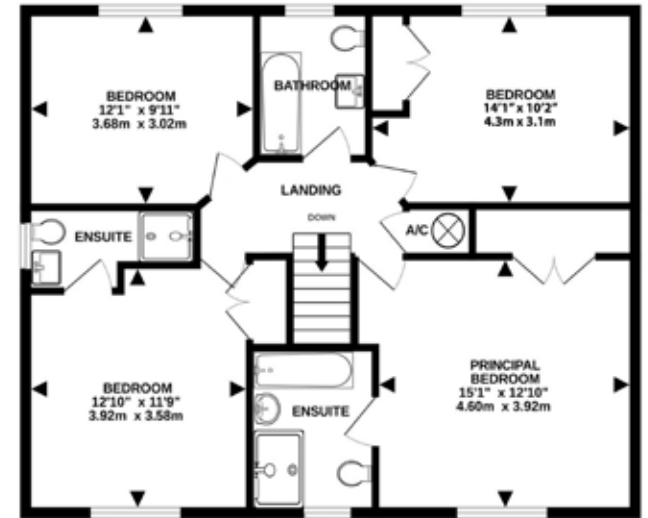




GARAGE  
332 sq.ft. (30.8 sq.m.) approx.



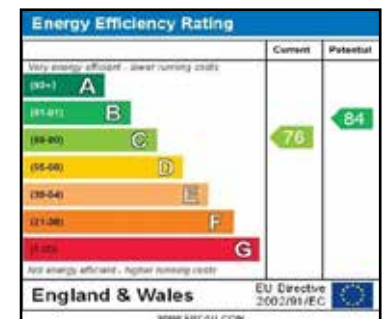
GROUND FLOOR  
820 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR  
819 sq.ft. (76.1 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1638 sq.ft. (152.3 sq.m) approx.  
TOTAL FLOOR AREA : 1970 sq.ft. (183.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
Made with Metropix ©2025



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



follow Fine & Country Norwich on



Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)