

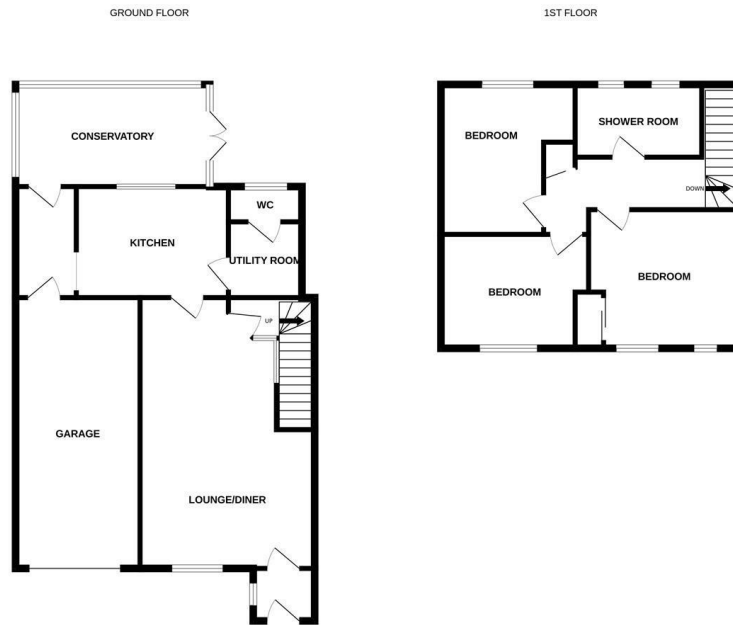


**59 Lark Rise | Mulbarton | Norwich | NR14 8EG**

**Guide Price £260,000**

**\*\*GUIDE PRICE £260,000 TO £270,000\*\* EXTENDED SEMI DETACHED HOUSE WITH A GARAGE\*\* Gilson Bailey are delighted to offer this EXTENDED, THREE BEDROOM, END TERRACE HOUSE situated in the highly sought after village of Mulbarton. Accommodation comprising entrance porch, lounge/diner, kitchen, conservatory, utility room and WC to the ground floor. On the first floor there are THREE BEDROOMS and a MODERN FITTED SHOWER ROOM OFF LANDING. Outside there is a DRIVEWAY providing off road parking, LARGE INTEGRAL GARAGE WITH POWER AND LIGHTING and an enclosed, paved rear garden. The house benefits from double glazing, gas heating, solar panels and is in great condition throughout. The property would suit a wide array of buyers so be quick to book a viewing.**





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, fixtures and appliances shown have not been tested and no guarantee is given as to their condition or inclusion on the day green.  
Made with Metaplan 0.0023

### Location

Mulbarton is a highly sought-after village situated south of the historic Cathedral City of Norwich. The village has a primary school, the popular Worlds End public house, a social club, mini supermarket and convenience store, fish shop and take-away. In the centre of the village is a large common with pond neighbouring the local church. There are good public transport links to the City centre and excellent links to the A11 and A47 Southern Bypass.

### Accommodation Comprises

Front door to:

#### Entrance Porch

Door to:

**Lounge/Diner 21'0" x 13'6"**

**Kitchen 11'8" x 8'9"**

**Conservatory 14'7" x 7'11"**

**Utility Room 6'4" x 5'8"**

**WC 5'8" x 2'6"**

#### First Floor Landing

Doors to three bedrooms, shower room and airing cupboard.

**Bedroom One 12'0" x 10'11"**

**Bedroom Two 11'9" x 8'10"**

**Bedroom Three 11'6" x 7'9"**

**Shower Room 10'0" x 6'0"**

### Outside Front

Driveway providing off road parking.

### Garage 21'3" x 9'9"

### Outside Rear

Paved garden enclosed by timber fencing.

### Local Authority


South Norfolk District Council, Tax Band B.

### Tenure

Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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