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18 Sterlet Grove | Mulbarton | Norwich | NR14 8FS

Guide Price £425,000

****GUIDE PRICE £425,000 - £450,000 STUNNING HOPKINS HOMES BUILT LINK DETACHED FAMILY HOME**** Gilson Bailey are thrilled to present this stunning four-bedroom, link-detached house, nestled in the highly sought-after village of Mulbarton, within a brand-new estate. A true gem, this modern home offers an impressive blend of space, style, and practicality.

Step inside to find a welcoming entrance hall, a generous lounge perfect for family relaxation, and a contemporary kitchen/diner that's ideal for both everyday meals and hosting guests. A convenient ground-floor WC adds to the home's appeal. Upstairs, the property boasts four beautifully proportioned bedrooms, with the master suite featuring its own private en-suite shower room. The family bathroom, also well appointed, completes the upper floor.

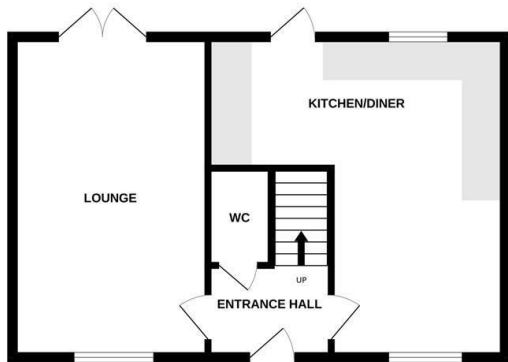
Outside, the property enjoys a charming front garden, a private driveway, and a carport offering off-road parking. The rear garden is equally impressive, offering a tranquil and well-maintained space for outdoor enjoyment. Adding further appeal is the cleverly converted garage, now a stylish and functional home office—perfect for those working from home or seeking a creative space.

The house is finished to the highest standard, with double glazing and gas central heating throughout, ensuring comfort all year round. Whether you're enjoying the spacious interior, the lush garden, or the quiet village surroundings, this home offers the perfect setting for modern family living.

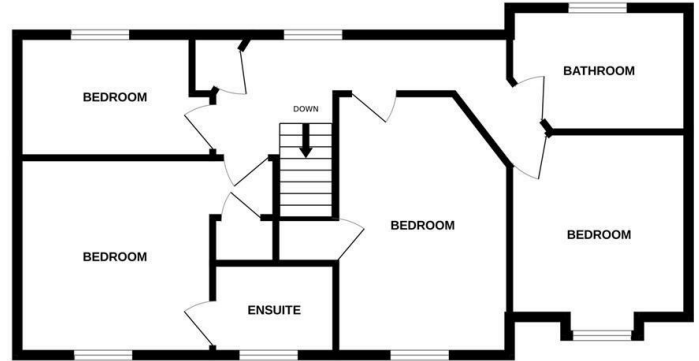
Don't miss out on this rare opportunity to secure a stunning property in a prime location. Book your viewing today and fall in love with the size, quality, and charm this home has to offer

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GROUND FLOOR



1ST FLOOR



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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 Hall

Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 18'3" x 10'9"

Double glazed window, patio doors, two radiators.

Kitchen/Diner 18'2" x 16'7"

Fitted wall and base units with worktops over, sink and drainer, fitted oven and hob, space for fridge/freezer, washing machine and dishwasher, two double glazed windows, radiator, door to garden.

WC

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to four bedrooms and a bathroom.

Bedroom One 14'11" x 11'0"

Double glazed window, radiator, built in wardrobe.

En-Suite 6'7" x 5'5"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 14'9" x 9'8"

Double glazed window, radiator, storage cupboard.

Bedroom Three 10'9" x 10'0"

Double glazed window, radiator.

Bedroom Four 11'1" x 6'10"

Double glazed window, radiator.

Bathroom 10'0" x 8'4"

Bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

lawned garden, driveway and carport providing off road parking.

Outside Rear

Patio area, lawned garden, mature plants and trees, timber decking, enclosed by timber fencing.

Home Office 9'7" x 8'3"

With power and lighting.

Local Authority

South Norfolk District Council, Tax Band C.

Tenure


Freehold

Utilities

Full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

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

Local Authority

South Norfolk District Council, Tax Band F

Tenure

Freehold

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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