



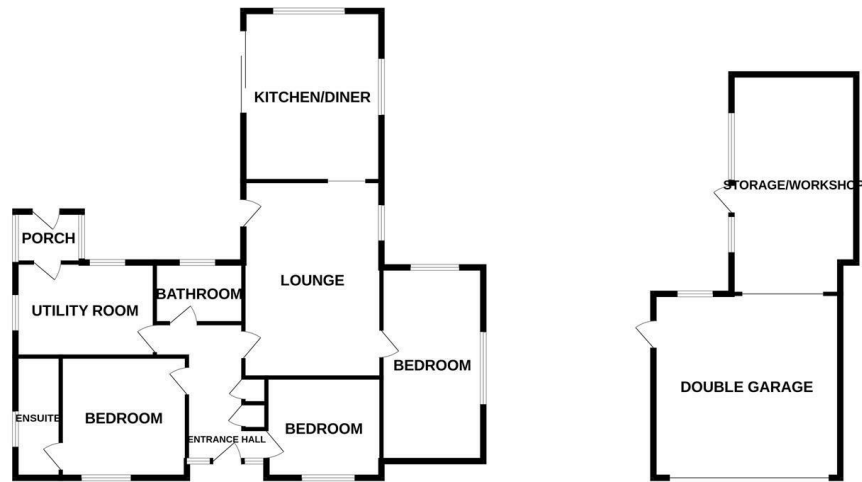
7 Rosary Close | Mulbarton | Norwich | NR14 8AX

Guide Price £425,000

****GUIDE PRICE £425,000 - £450,000 EXTENDED DETACHED BUNGALOW ON A GENEROUS PLOT**** Gilson Bailey are delighted to offer this beautifully presented, refurbished and extended three-bedroom detached bungalow, set on a generous plot within a quiet cul-de-sac in the highly sought-after village of Mulbarton. Finished to an excellent standard throughout, the accommodation includes an inviting entrance hall, a cosy lounge with a multi-fuel burner, a spacious kitchen/diner, useful utility room, modern family bathroom and three well-proportioned bedrooms, with the principal bedroom further enhanced by a contemporary en-suite shower room. Outside, the property continues to impress with a driveway providing off-road parking, a detached double garage with a storage room/workshop, and a stunning, extensive mature rear garden—perfect for keen gardeners, families and those who love to entertain. With double glazing, gas heating and superb presentation throughout, this exceptional bungalow would make a fantastic family home, and early viewing is highly recommended.



GROUND 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 misstatement. 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, two bedrooms, utility room and bathroom.

Lounge 18'3" x 12'5"

Double glazed window, door to side, two radiators, multi fuel burner.

Kitchen/Diner 15'10" x 12'6"

Fitted wall and base units with worktops over, sink and drainer, space for fridge/freezer and cooker, two double glazed windows, radiator, sliding patio doors.

Utility Room 12'11" x 8'8"

Space for washing machine and tumble dryer, two double glazed windows, radiator, door to rear porch.

Bathroom 7'2" x 5'7"

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

Bedroom One 11'9" x 11'2"

Double glazed window, radiator.

En-Suite 11'3" x 4'1"

Shower cubicle, low level WC, hand wash basin, electric fan heater, frosted double glazed window.

Bedroom Two 18'2" x 9'4"

Two double glazed windows, radiator.

Bedroom Three 10'8" x 8'11"

Double glazed window, radiator.

Outside Front

Mature plants and shrubs and driveway providing off road parking.

Garage 17'3" x 17'0"

With power, lighting and electric roller door.

Storage Room/Workshop 20'5" x 11'6"

Outside Rear

Extensive lawned garden, patio seating area, mature plants, shrubs and trees, enclosed by timber fencing.

Local Authority

South Norfolk District Council, Tax Band D.

Tenure


Freehold

Utilities

Fibre to the cabinet broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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 D

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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