



**37 Southern Reach | Mulbarton | Norwich | NR14 8BU**

**£400,000**

**\*\*EXTENDED DETACHED HOUSE IN THE SOUGHT AFTER VILLAGE OF MULBARTON\*\*** Gilson Bailey are delighted to offer this well presented and extended three/four-bedroom detached home, ideally positioned within the highly sought-after village of Mulbarton, where village charm meets modern family living. Boasting generous and versatile accommodation, the property features a spacious lounge, separate dining room, well-appointed kitchen, stunning conservatory, study/bedroom and a practical WC/utility, all finished to an excellent standard throughout. Upstairs offers three well-proportioned bedrooms and a family bathroom, while outside the home continues to impress with a large driveway providing ample off-road parking, a single garage, and a good-sized, enclosed lawned garden perfect for relaxing or entertaining. With the added benefits of triple glazing and gas central heating, this exceptional home is perfectly suited for families and must be viewed early to fully appreciate all it has to offer.





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 operation or efficiency can be given.  
Made with Metaplan 12/2016

## 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, dining room, study/bedroom, radiator and stairs to first floor.

### Lounge 20'10" x 12'10"

Three triple glazed windows, two radiators.

### Dining Room 10'10" x 10'0"

Radiator, cupboard.

### Kitchen 11'5" x 7'5"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer and dishwasher.

### Conservatory 17'8" x 11'5"

Patio doors to garden, two vertical radiators.

### Study/Bedroom 9'4" x 8'6"

Triple glazed window, radiator.

### WC/Utility 5'10" x 5'10"

Low level WC, hand wash basin, space for washing machine and tumble dryer, radiator.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 12'11" x 11'4"

Triple glazed window, radiator, built in wardrobes.

### Bedroom Two 11'0" x 9'10"

Triple glazed window, radiator, built in wardrobe.

### Bedroom Three 9'3" x 7'1"

Triple glazed window, radiator, cupboard.

### Bathroom 9'4" x 5'5"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted triple glazed window.

### Outside Front

Shingled garden and driveway providing off road parking leading to a single garage with power and lighting.

### Outside Rear

Patio seating area, lawned garden, mature shrubs and trees, enclosed by timber fencing.

### Local Authority

South Norfolk District Council, Tax Band D.

### Tenure

Freehold


### Utilities

Full fibre broadband available.  
Mains gas, water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	

### 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.

<https://www.gilsonbailey.co.uk>  
01603764444