



Bromedale Avenue, Mulbarton - NR14 8GZ





## Bromedale Avenue

Mulbarton, Norwich

Tucked away in a sought-after position, this STUNNING PROPERTY boasts an EXTENDED LAYOUT spanning over 1300 Sq. ft (stms). With a RE-FITTED KITCHEN, WC and BATHROOM, along with REPLACEMENT FLOORING, the interior has been TASTEFULLY UPDATED and MODERNISED, featuring a cosy 15' SITTING ROOM with a charming feature FIREPLACE, W.C, sleek 17' MODERN FITTED KITCHEN, and a spacious OPEN PLAN 17' FAMILY/DINING ROOM - complete with UNDERFLOOR HEATING and BI-FOLDING DOORS that flood the space with natural light. With THREE INVITING DOUBLE BEDROOMS, a family bathroom and an EN SUITE SHOWER ROOM offers comfort and style in equal measure. Step outside into THE GREAT OUTDOORS, where you will find a fully enclosed garden mainly laid to lawn. A patio area seamlessly extends from the rear bi-folding doors to the side, providing the perfect spot for alfresco dining or a morning cup of coffee.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Tucked Away & Sought After Position
- Extended Layout of Over 1300 Sq. ft (stms)
- Updated & Modernised Interior
- 15' Sitting Room with Feature Fireplace
- 17' Modern Kitchen
- 17' Family/Dining Room with Bi-folding Doors
- Three Double Bedrooms
- Family Bathroom, W.C & En Suite Shower Room

The popular village of Mulbarton is located to the south of Norwich, with regular buses running to and from. Excellent road links lead to Norwich, along with the A140 out of the county. The village offers a range of local amenities including supermarket, public houses and excellent schooling, with the schools feeding to Hethersett Academy with school buses provided.

#### SETTING THE SCENE

Occupying a tucked away cul-de-sac setting, mature hedging encloses the front pathway which leads to the main entrance door with an adjacent hard standing driveway, offering off road parking and access to the integral garage.





## THE GRAND TOUR

Once inside, the hall entrance is finished with attractive wood flooring with stairs rising to the first floor landing and built-in storage below. Doors lead off to the main living space and kitchen, along with a useful ground floor W.C which has been re-fitted to include feature tiling, recessed W.C, wall mounted hand wash basin and heated towel rail. The main sitting room enjoys a feature fireplace creating a focal point to the room with fitted carpet underfoot, double glazed window front with bespoke window shutters and double doors which take you to the main kitchen/family area - with herringbone wood flooring continuing underfoot. The kitchen offers a built-in range of wall and base level units, with integrated cooking appliances including an inset gas hob and built-in electric double oven. Space is provided for general white goods including a fridge freezer and washing machine, with ample space for a breakfast table and an opening taking you to the dining area beyond. This versatile multi-purpose room could easily be a family room or dining space with a window to the side, underfloor heating and bi-folding doors which open up to the rear garden.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch above, with doors taking you to the three double bedrooms. The main bedroom sits at the front of the property with built-in double wardrobes and a private en suite shower room which includes a white three piece suite with a thermostatically controlled shower, tiled splash-backs and double glazed window to front. The second bedroom sits over the garage with a window to front and rear, offering excellent dual aspect light, with a third bedroom also including a built-in wardrobe and garden views. Completing the property is a family bathroom which has been re-fitted to include bespoke tiling to the walls and flooring, with a white three piece suite including a thermostatically controlled rainfall shower over the bathroom, feature wall mounted hand wash basin and heated towel rail. The property also provides the ability to charge an electric vehicle from the driveway.

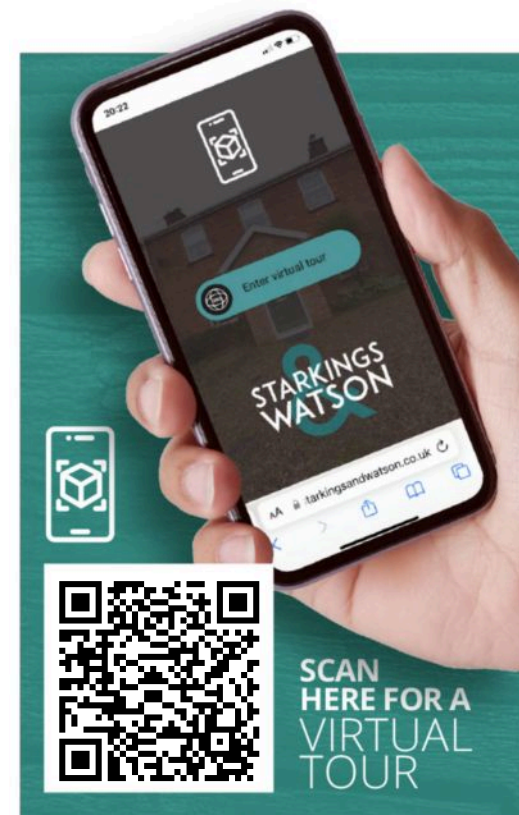
## FIND US

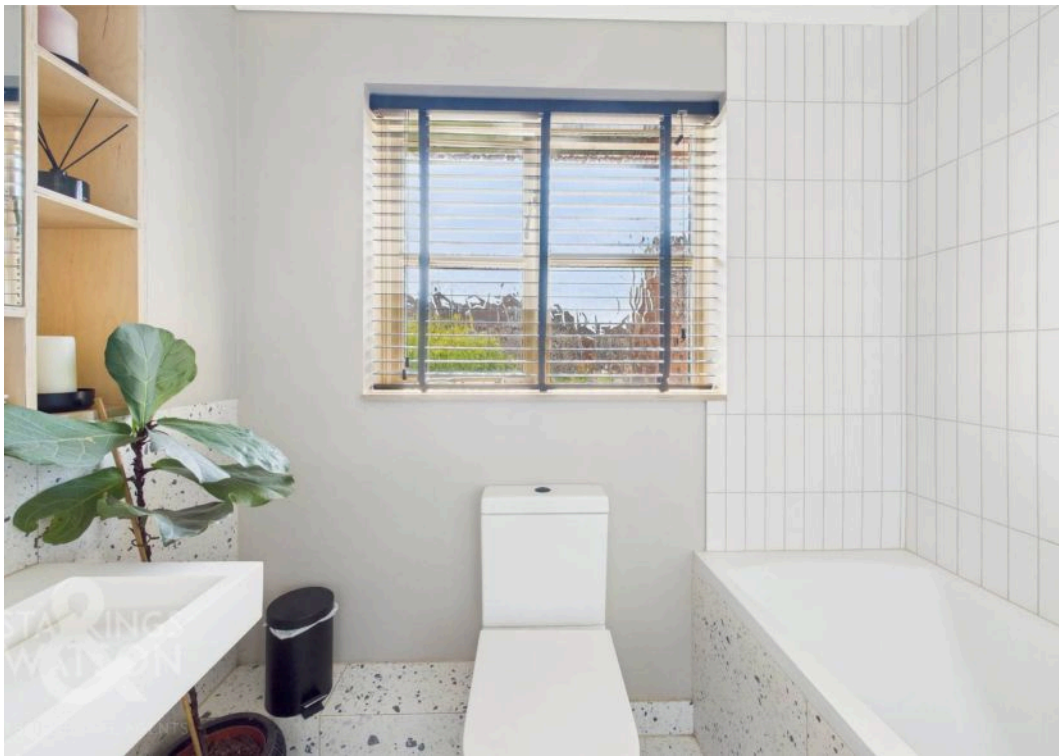
Postcode : NR14 8GZ

What3Words : ///questions.verdict.opened

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.









## THE GREAT OUTDOORS

Fully enclosed and mainly laid to lawn, a patio area sweeps from the rear bi-folding doors to the side of the garden, whilst being fully enclosed with timber panel fencing. A range of mature planting can be found whilst a useful door leads to the integral garage. The garage itself offers an up and over door to front, power and lighting.





**Approximate total area<sup>(1)</sup>**

1309 ft<sup>2</sup>

121.5 m<sup>2</sup>

**Reduced headroom**

25 ft<sup>2</sup>

2.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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