

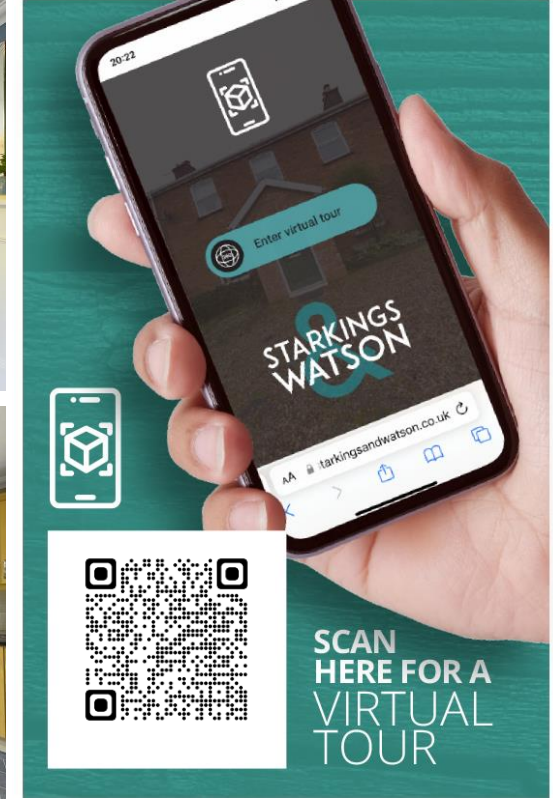
CASTELINS WAY

Mulbarton, Norwich NR14 8GH

Freehold | Energy Efficiency Rating : C

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- Detached Family Home with Integral Garage
- Overlooking Green Space
- Mature Larger than Average Garden
- Side by Side Parking for Four Vehicles
- Two Reception Rooms
- Kitchen with Island & Separate Utility room
- Four Bedrooms
- En Suite & Family Bathroom

IN SUMMARY

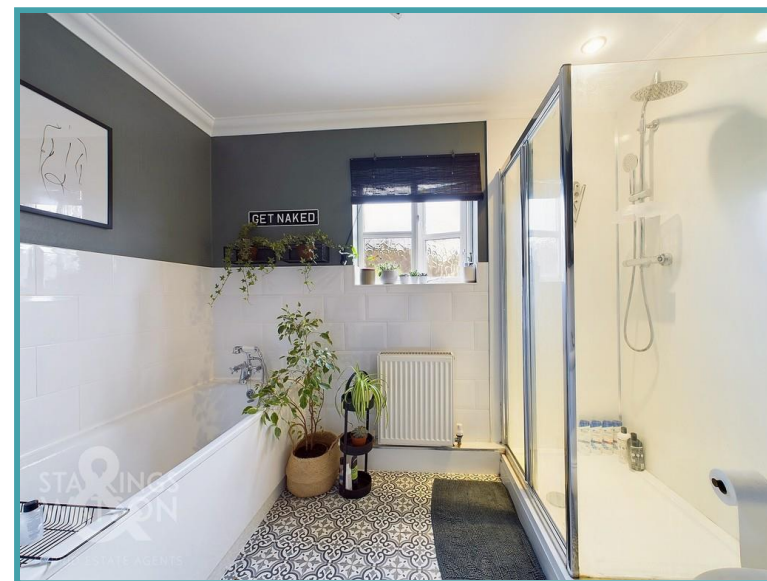
Occupying one of the MOST SOUGHT AFTER POSITIONS on the DEVELOPMENT, overlooking GREEN SPACE and on a PRIVATE ROAD, this immaculate family home enjoys a SPACIOUS and MATURE PLOT with OVER 1550 Sq. ft (stms) of accommodation. Schooling and the VILLAGE SHOP are within a short walk, whilst side by side parking and an INTEGRAL GARAGE are to the front, making the property ideal for a family and those downsizing and wanting to ENTERTAIN. With a WARM and INVITING INTERIOR, the accommodation comprises a hall entrance, dining room, 18' SITTING ROOM, including a feature fireplace and FRENCH DOORS, cloakroom, 15' KITCHEN/BREAKFAST ROOM with a central island and separate utility room. Upstairs, FOUR BEDROOMS lead off the landing, with an EN SUITE and built-in wardrobes to the main bedroom, and a further SPACIOUS FAMILY BATHROOM including a bath and shower. To the outside, the REAR GARDEN is well stocked and landscaped, creating a private escape.

SETTING THE SCENE

Situated on a private driveway overlooking green space at the front of the development, the shingle driveway offers extensive side by side and tandem parking, with well stocked raised beds to front. With only one property beyond, the setting is private and secluded, with easy access to the garage, garden and main property - all with amenities and schooling within a short walk.

THE GRAND TOUR

Stepping inside, the warm and inviting hall is adorned with wood panelling and wood flooring, with useful under-stairs storage. Starting to your left, the dining room/study can be found, offering a versatile range of uses, whilst being finished with wood flooring for ease of maintenance, and sash windows to front. the cloakroom leads off the hall, with a white two piece suite and tiled splash backs. With views over the garden, the sitting room features a fireplace as a focal point, along with windows and French doors onto the rear garden. With an impressive décor and further wood flooring, the sitting room is family friendly but also a great place to retreat on a cold winters night. To the right hand side sits the kitchen, family friendly with a central island and granite work surfaces, ample storage is built-in, including a gas hob and electric double oven, integrated dishwasher and space for a fridge freezer. The tiled effect flooring flows into the adjacent utility room, offering further storage, space for laundry appliances and the wall mounted gas fired central heating boiler. The useful internal door to the garage allows for further storage. Heading upstairs,



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the landing is carpeted and finished with an airing cupboard and loft access hatch. The bedrooms are all finished with wood effect flooring, whilst the main bedroom includes feature wood panelling and a built-in double wardrobe. The en suite leads off, with a shower and tiled splash backs. The family bathroom is a great size, with a four piece suite comprising a separate bath and shower, along with tiled splash backs and an attractive tiled floor.

THE GREAT OUTDOORS

The rear garden is a real surprise, having been landscaped and cultivated since the original build, allowing for areas of decking, paving and grass. A multitude of plants and shrubbery offer screening, whilst the garden is enclosed with timber panelled fencing and brick walling. The lawn is bordered with a circle of block paving, with a woodland style walk leading to a secluded seating area and timber play house. The integral garage is accessed internally and via an up and over door to front, with power and lighting.

OUT & ABOUT

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.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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VIRTUAL TOUR

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



GIRAFFE 360

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

(1) Excluding balconies and terraces.

Approximate total area^m
 1556.53 ft²
 144.61 m²

