

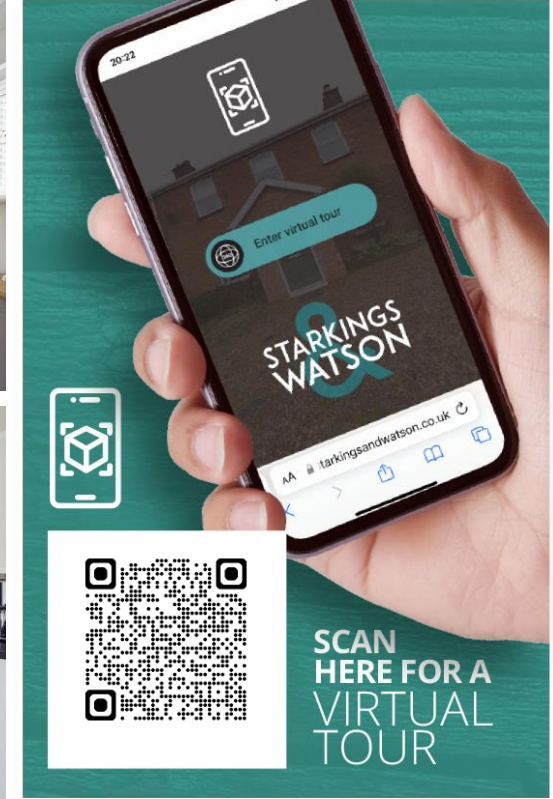
BARBEL CLOSE

# Mulbarton, Norwich NR14 8FG

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Immaculate Modern Townhouse
- Large South Facing Garden
- Tandem Driveway & Garage
- Hall Entrance with W.C
- Open Plan Kitchen/Dining Room
- Three Double Bedrooms
- Two En Suite & Family Bathroom
- Overlooking Green Space

#### IN SUMMARY

Presented AS NEW, this Hopkins Built property enjoys a MUCH LARGER THAN AVERAGE SOUTH FACING PLOT, with a driveway and GARAGE adjacent. With over 1050 Sq. ft (stms) of SHOW-HOME STYLE LIVING, the property OVERLOOKS GREEN SPACE, whilst the accommodation is arranged over three floors. With a traditional HALL ENTRANCE, there is useful STORAGE under the stairs, W.C, SITTING ROOM and KITCHEN/DINING ROOM which stretches across the rear of the property. Upstairs, TWO BEDROOMS lead off the landing, with an EN SUITE to the large bedroom, and a further FAMILY BATHROOM with SHOWER. The TOP FLOOR offers the MAIN BEDROOM with WARDROBE and EN SUITE. Outside, the GARDEN enjoys the SOUTH SUN whilst extending behind the property and adjacent garages, creating a LARGE LAWN and PATIO seating area.

#### SETTING THE SCENE

Overlooking green space, the property is set back from the cul-de-sac, with a lawned frontage and hedged border. The hard standing pathway leads to

the front door, whilst the adjacent tandem shingle driveway offers parking and garage access.

#### THE GRAND TOUR

Once inside, you step into the hall entrance with wood flooring, stairs to the first floor landing and the useful storage space below. The W.C can be found to your right, with a white two piece suite and tiled splash back. The sitting room faces to the front, with wood flooring and a feature fire place which creates a focal point. Double doors open up which are perfect for every day family living, where the kitchen/dining room can be found - stretching across the rear of the property. Complete with tiled flooring for easy maintenance, an arrangement of wall and base level units can be found, including an inset electric ceramic hob and built-in electric double oven which both sit under an extractor fan. Tiled splash backs run around the work surface, with space for a fridge freezer, integrated washing machine and dishwasher, and room for a table in front of the garden French doors. Upstairs, the landing is carpeted and includes storage, with doors leading off to the two bedrooms. The larger bedroom includes a wardrobe, and door to the en suite - complete with a low level W.C, pedestal hand wash basin, shower cubicle and tiled splash backs. The family bathroom offers a similar style, with half tiled walls and a mixer shower tap over the bath. Further stairs lead to the top floor, where the main bedroom can be found, carpeted, with windows to front and rear, and built-in wardrobe. An en suite leads off, with a three piece suite and attractive tiled splash backs.



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### THE GREAT OUTDOORS

Heading outside, a patio extends from the sitting room French doors, with a raised bed, and step to the lawned expanse. Fully enclosed with timber panelled fencing, the garden stretches in an L-shape, with a hard standing path the gated frontage and garage - complete with an up and over door to front, 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.

### FIND US

Postcode : NR14 8FG

What3Words : ///kite.cross.chariots

### VIRTUAL TOUR

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

**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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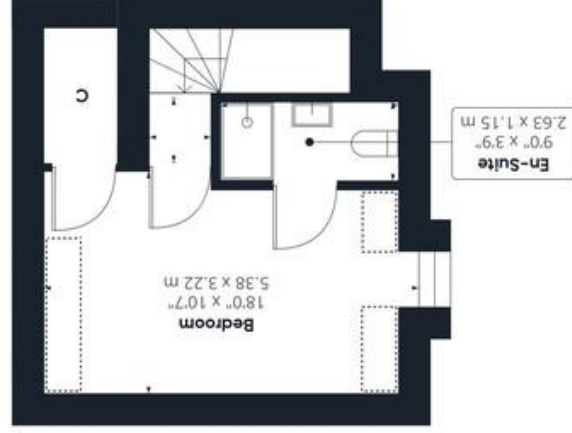
GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Reduced headroom (below 1.5m/4.92ft)

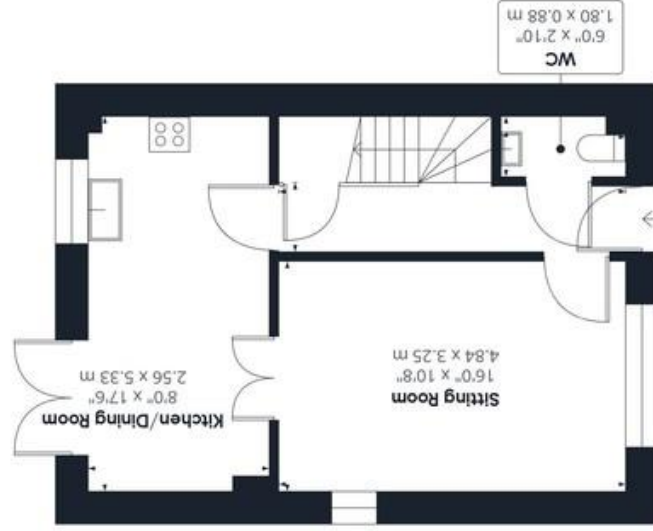
(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1055.94 ft<sup>2</sup> 98.1 m<sup>2</sup>  
Reduced headroom  
27.34 ft<sup>2</sup> 2.54 m<sup>2</sup>

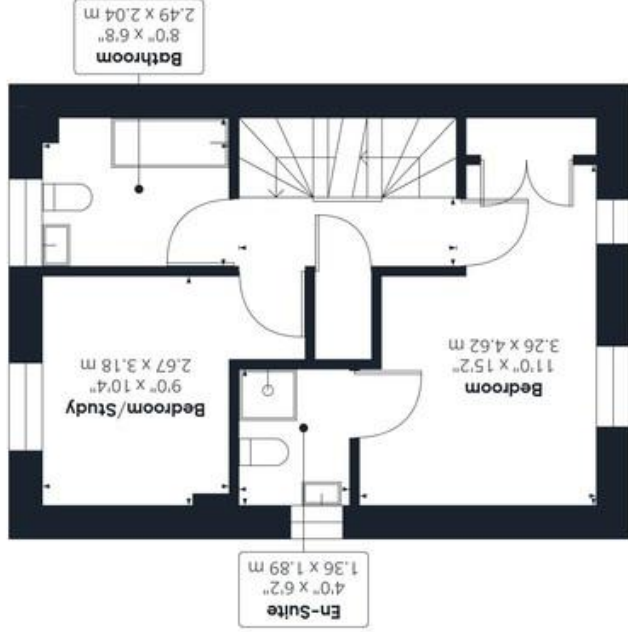
Floor 2



Ground Floor



Floor 1



Bedroom/Study  
9'0" x 10'4"  
2.67 x 3.18 m

Bedroom  
11'0" x 15'2"  
3.26 x 4.62 m

Bathroom  
8'0" x 6'8"  
2.49 x 2.04 m

En-Suite  
4'0" x 6'2"  
1.36 x 1.89 m