



Tee Close, Mulbarton - NR14 8QF

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Tee Close

Mulbarton, Norwich

NO CHAIN. With TANDEM PARKING and a SINGLE GARAGE, this semi-detached home is tucked away in a CUL-DE-SAC, whilst being only a short walk from LOCAL SHOPS and TRANSPORT. The property offers a NEUTRAL DECOR with uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING. The accommodation includes a hall entrance, SITTING ROOM and FITTED KITCHEN to the ground floor -complete with integrated COOKING APPLIANCES and a BREAKFAST BAR. Upstairs, TWO BEDROOMS lead off the landing, with the FAMILY BATHROOM including a SHOWER. Outside, the REAR GARDEN is larger than average, with a vast array of MATURE PLANTING, along with a PATIO SEATING area.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain!
- Semi-Detached Home
- Cul-De-Sac Setting Close to Amenities
- Garage & Tandem Driveway
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Family Bathroom with Shower

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

Tucked away at the end of a cul-de-sac, off road parking can be found on the shingle driveway, with a range of mature lawned gardens to both the left and right hand side of the drive. Gated access leads to the rear garden, with access leading to the main entrance and adjoining garage.



THE GRAND TOUR

The carpeted hall offers stairs to the first floor landing, with a door taking you to the main living space complete with a uPVC double glazed window to front and fitted carpet underfoot. There is ample space for soft furnishings and a dining table, with the electric fuse box tucked away to one corner. A door takes you to the kitchen/breakfast room, offering a u-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with space for general white goods including a washing machine, fridge and freezer, whilst tiled splash backs run around the work surface and a breakfast bar is built into one side. A door heads out into the rear garden and a window also faces to the rear.

Heading upstairs, the carpeted landing includes the loft access hatch, with doors taking you to the two double bedrooms - both of which are finished with fitted carpet and uPVC double glazing. The main bedroom enjoys two windows to front whilst the rear bedroom includes a built-in storage cupboard housing the gas fired central heating boiler over the stairs. Completing the property is the family bathroom with a white three piece suite including a shower over the bath, tiled splash-backs and wood effect flooring.

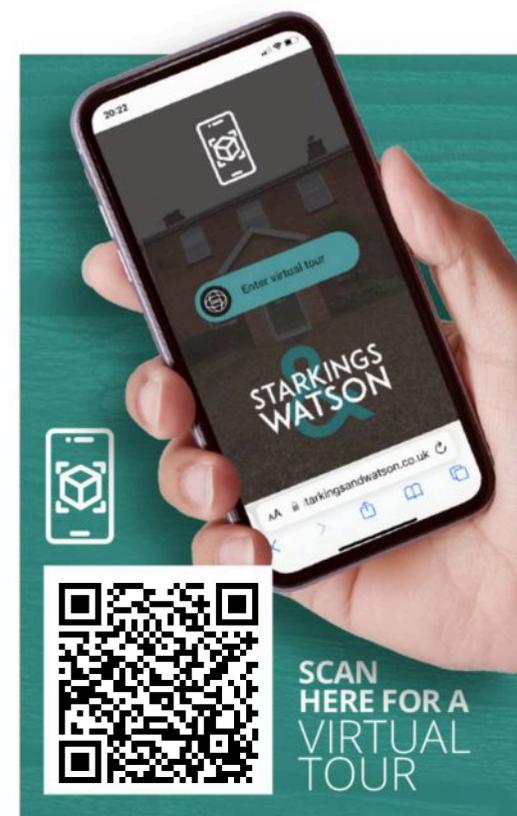
FIND US

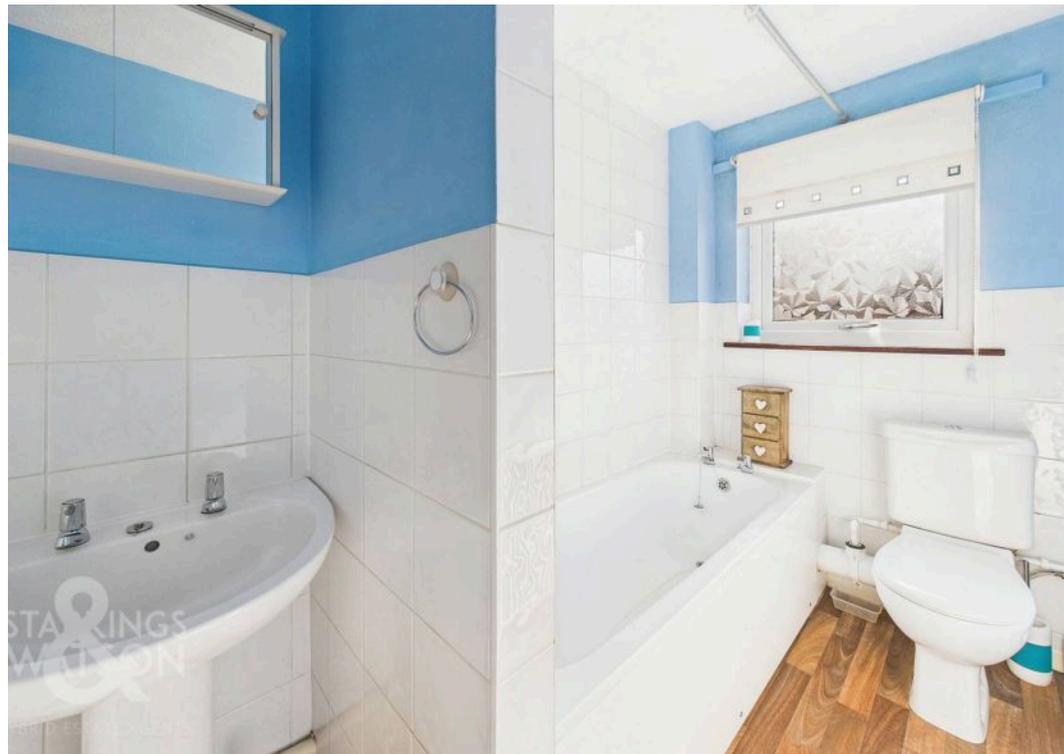
Postcode : NR14 8QF

What3Words : ///moats.shelter.majoring

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Laid to lawn whilst being a fantastic size, the garden is enclosed with timber panelled fencing. A patio area extends from the kitchen door along with an outside water supply, with a variety of mature planting and shrubbery to two sides of the garden. Gated access leads to the front driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

689.97 ft²

64.1 m²

Reduced headroom

9.13 ft²

0.85 m²

(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.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.