



Porterbush Road, Mulbarton - NR14 8GL



Porterbush Road

Mulbarton, Norwich

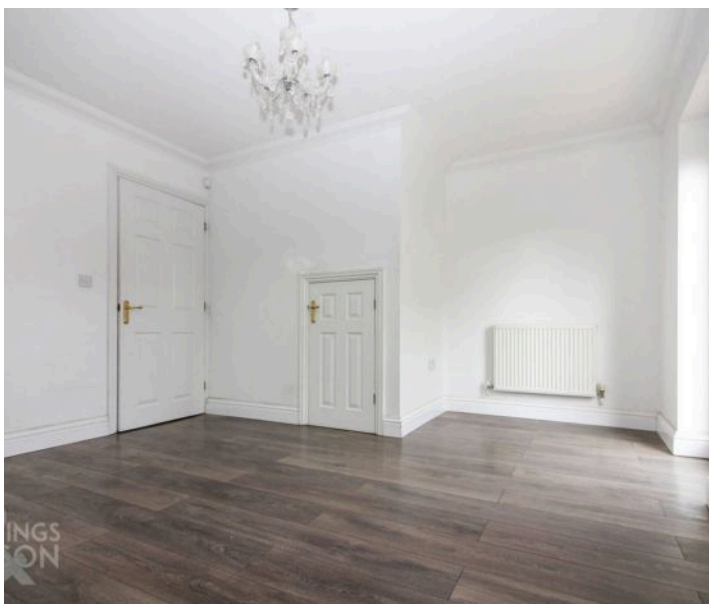
NO CHAIN. This END-TERRACE MODERN HOME occupies a highly desirable location close to local amenities. The property offers a HALL ENTRANCE, whilst the property is finished with gas fired CENTRAL HEATING, and DOUBLE GLAZING throughout. The accommodation comprises an L-SHAPED SITTING ROOM with built-in STORAGE and door to the rear garden, FITTED KITCHEN with space for appliances, and cloakroom to the ground floor. The first floor offers TWO BEDROOMS including the master with built-in DOUBLE WARDROBES, and family bathroom, which includes a SHOWER over the BATH. Stepping outside, PARKING is provided opposite the property, whilst the REAR GARDEN is low maintenance, but offers a great space for ENTERTAINING and ALFRESCO DINING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Highly Desirable Location
- End-Terrace Home
- Hall Entrance
- Modern Fitted Kitchen
- L-Shaped Sitting Room
- Two Bedrooms
- Low Maintenance Garden



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

Approached via a low maintenance shingled front garden, a foot path leads to the front door. The parking can be found opposite, with a side access gate leading to the rear garden.

Obscure double glazed entrance door to:

KITCHEN 8'10" x 7' 7"

Modern fitted range of wall and base level units with complimentary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob and built-in electric double oven with extractor fan, wood effect flooring, double glazed window to front, wall mounted gas fired central heating boiler and timber controls, space for fridge freezer and washing machine, built-in wine rack, telephone point, thermostat heating control, smooth coved ceiling.

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, tiled splash backs, wood effect flooring, radiator, obscure double glazed window to side, extractor fan, smooth coved ceiling.



SITTING/DINING ROOM

14' 10" x 12' 1" Max L Shaped

Continued wood effect flooring, radiator, television and telephone points, double glazed door to rear garden, double glazed window to rear, built-in under stairs storage cupboard, smooth coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, thermostat heating control, double glazed window to side, built-in airing cupboard housing hot water tank, smooth coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

12' 4" x 10' 8" Max

Fitted carpet, radiator, double glazed window to rear, television and telephone points, built-in double wardrobe, smooth coved ceiling.

DOUBLE BEDROOM

10' 6" x 7' 9"

Fitted carpet, radiator, double glazed window to front, television and telephone points, smooth coved ceiling.

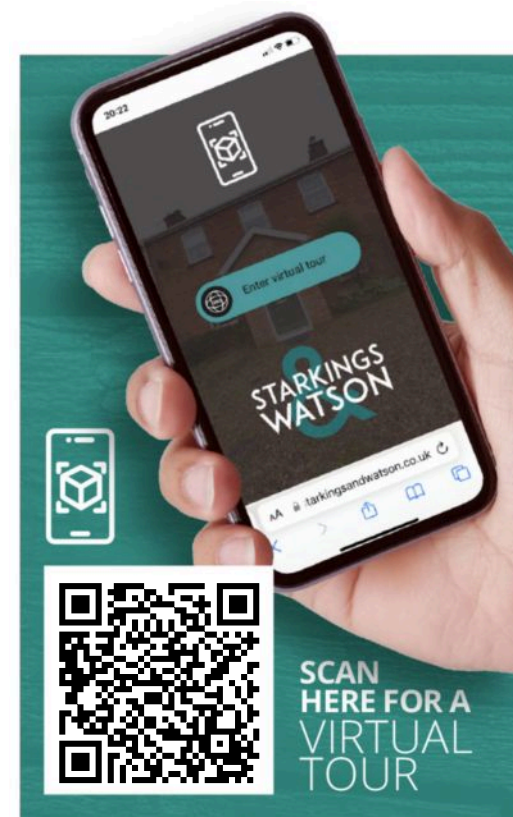
FAMILY BATHROOM

Modern white three piece suite comprising low level W.C, pedestal hand wash basin with waterfall mixer tap, panelled bath with mixer shower tap and glazed shower screen, tiled splash backs, wood effect flooring, radiator, shaver point, double glazed window to front,, smooth coved ceiling with recessed spot lights and extractor fan.

FIND US

Postcode : NR14 8GL

What3Words : ///snack.rots.troll



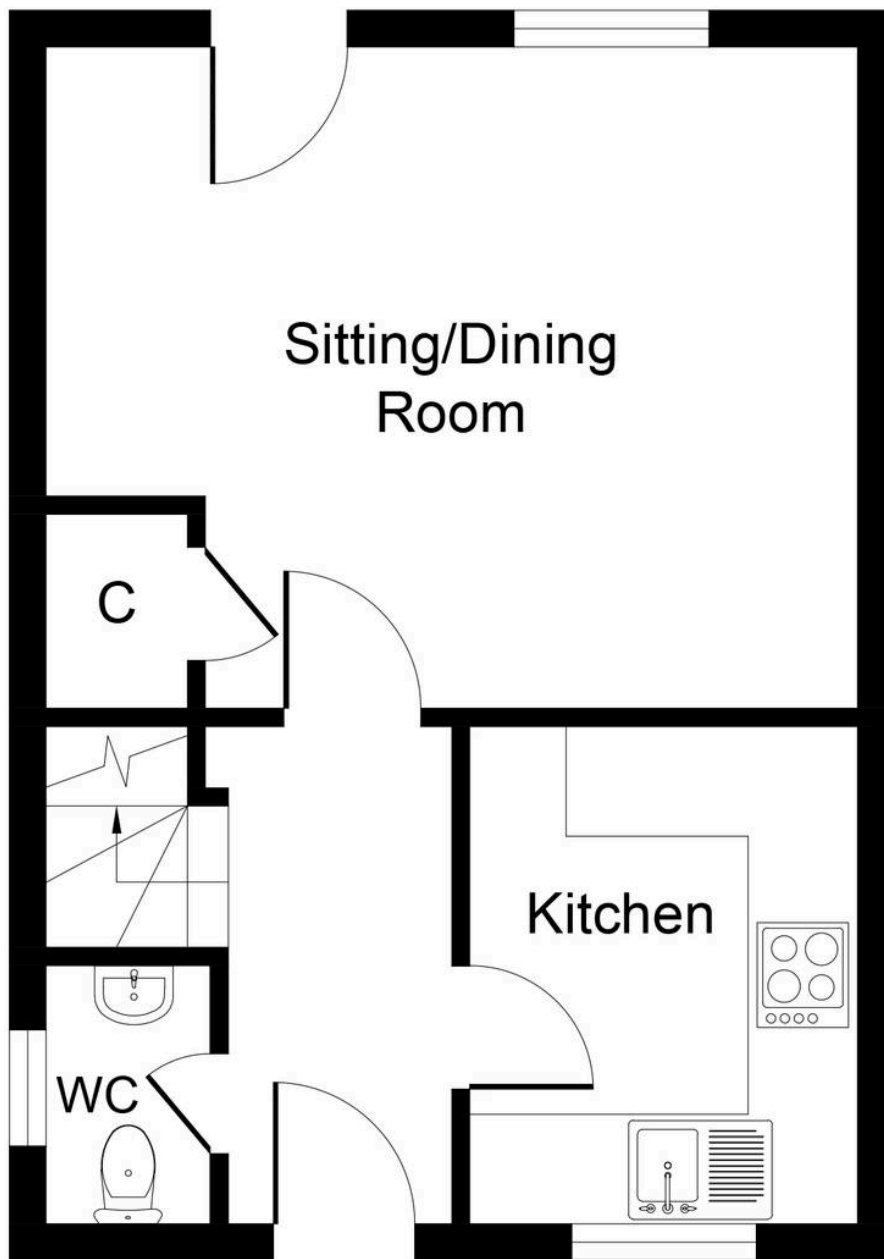




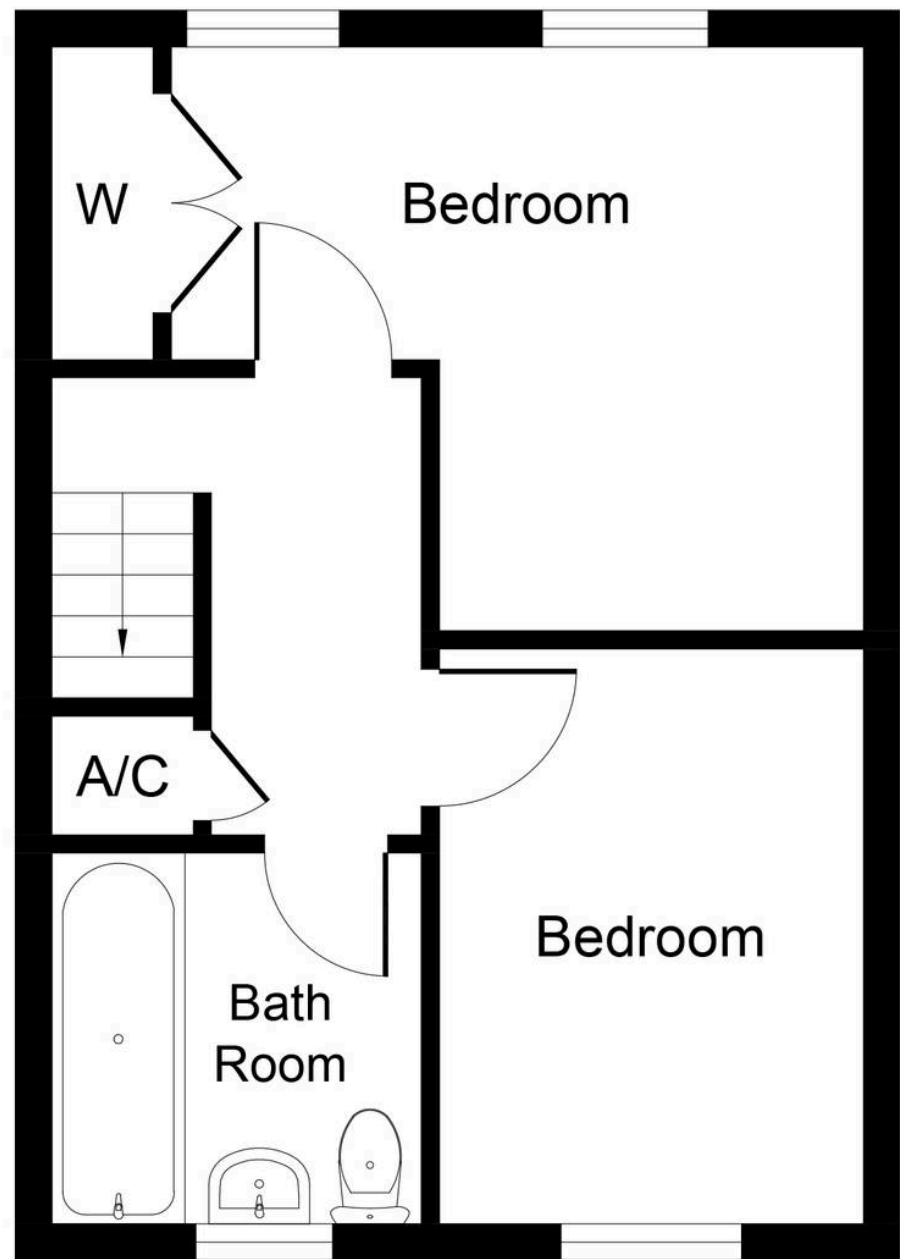
THE GREAT OUTDOORS

A low maintenance rear garden can be found with shingled area, and raised decked seating space. The garden is enclosed with fencing and brick walling, whilst offering a side access gate and outside tap.





Ground Floor
Approximate Floor Area
318 sq.ft



First Floor
Approximate Floor Area
318 sq.ft



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