



Partridge Drive, Mulbarton - NR14 8RL



Partridge Drive

Mulbarton, Norwich

NO CHAIN. Tucked away in a CUL-DE-SAC SETTING, this mid-terrace home offers a BLANK CANVAS with heaps of POTENTIAL to make it your own. Take the reins and bring YOUR VISION to LIFE in this charming abode, which is ready to UPDATE and MODERNISE. Step inside to find a cosy SITTING ROOM leading into an OPEN PLAN KITCHEN/DINING ROOM - the heart of the home ready for gatherings and culinary creations. Upstairs, TWO BEDROOMS await, each complete with BUILT-IN WARDROBES for all your storage needs. The shower room boasts fully tiled walls for a modern touch. Now, let's talk about THE GREAT OUTDOORS! Escape to the enclosed lawned gardens surrounded by timber panelled fencing, providing privacy and a safe haven for both little ones and furry friends. A pathway leads to the garage and driveway, offering ample parking space for you and your guests.

Council Tax band: B

Tenure: Freehold



- No Chain!
- Mid-Terrace Home
- Potential to Update & Modernise
- Sitting Room & Open Plan Kitchen/Dining Room
- Two Bedrooms with Built-in Wardrobes
- Shower Room with Fully Tiled Walls
- Enclosed Lawned Gardens
- Garage & Driveway

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

Set back from the road and approached via a lawned front garden, a pathway takes you to the main entrance door. The driveway offers off road parking with access to the garage and pathway which takes you to the rear garden.



THE GRAND TOUR

Once inside, the sitting room is finished with fitted carpet and a built-in cupboard, with stairs rising to the first floor landing. An opening takes you to the kitchen/dining room where a range of storage cupboards can be found, with space for an electric cooker and general white goods. Fitted carpet runs underfoot, with space for a table, wall mounted gas fired central heating boiler and window and door which lead to the rear garden.

Upstairs, the carpet landing includes a loft access hatch and airing cupboard. Doors lead off, starting with the two bedrooms, both finished with fitted carpet, uPVC double glazing and built-in wardrobes. Completing the property is the shower room, with a white three piece suite and tiled walls.

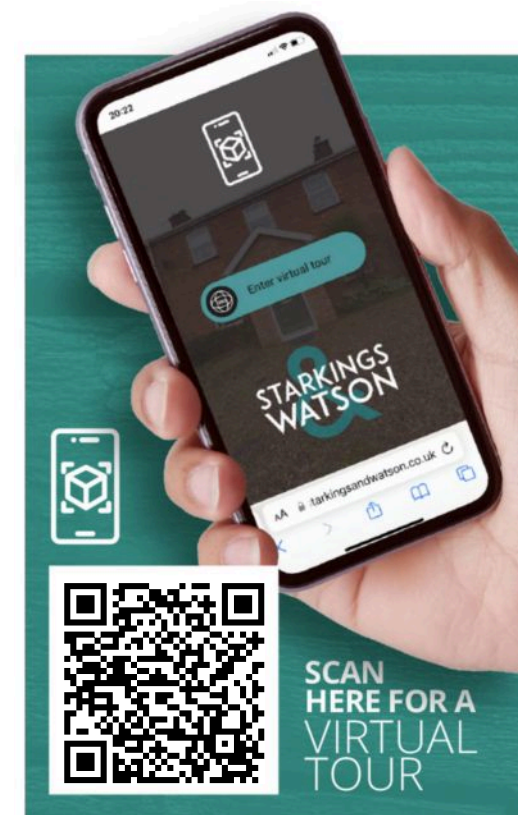
FIND US

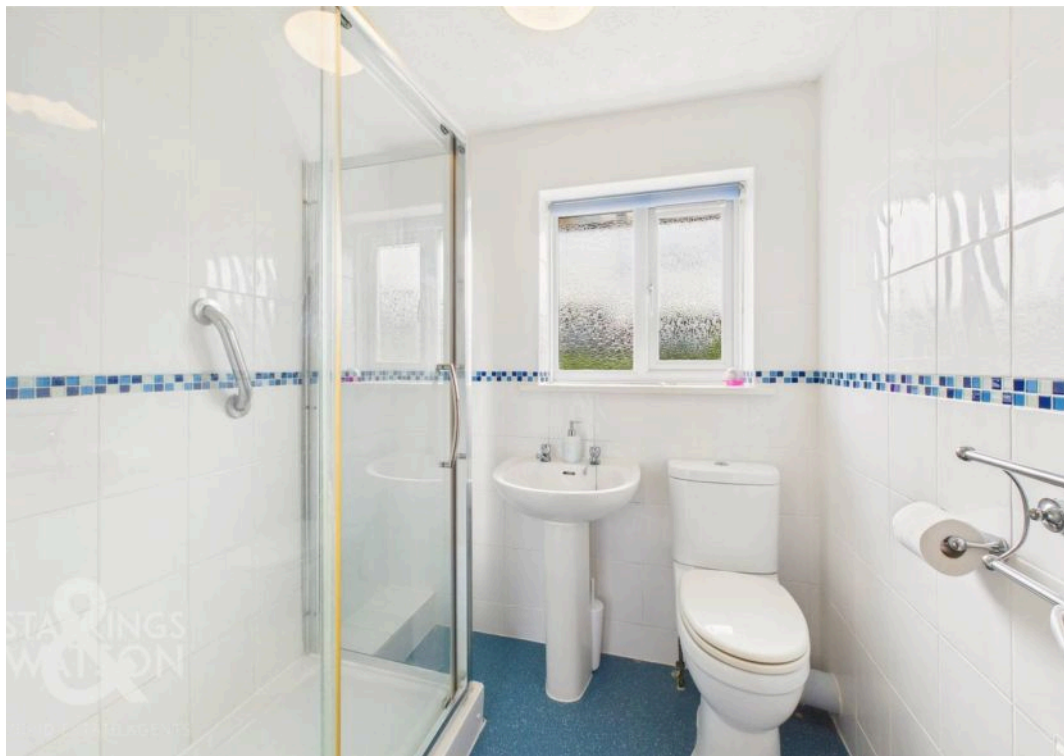
Postcode : NR14 8RL

What3Words : ///firebird.sprinter.bagels

VIRTUAL TOUR

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



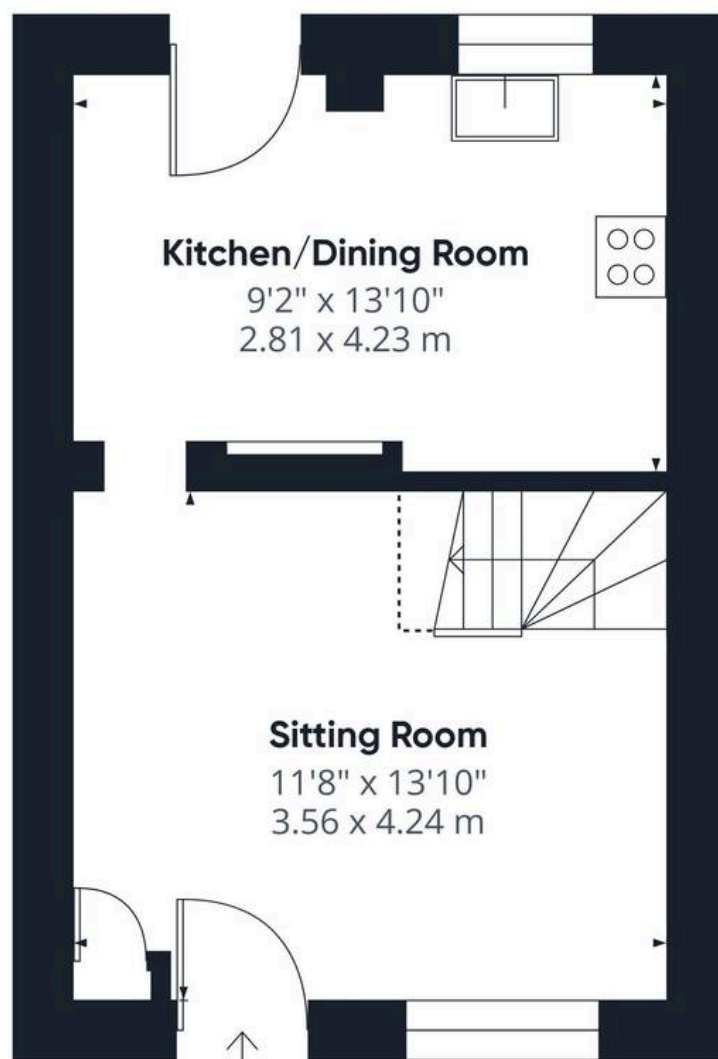




THE GREAT OUTDOORS

Enclosed with timber panelled fencing, the garden is laid to lawn and includes a range of mature planting to all sides. A low level wall encloses a patio seating area, with a timber access gate at the end of the garden where a pathway leads to the garage and driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

555 ft²
51.5 m²

Reduced headroom

11 ft²
1.1 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.

GIRAFFE360



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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.