



Stile Close, Mulbarton - NR14 8BH





## Stile Close

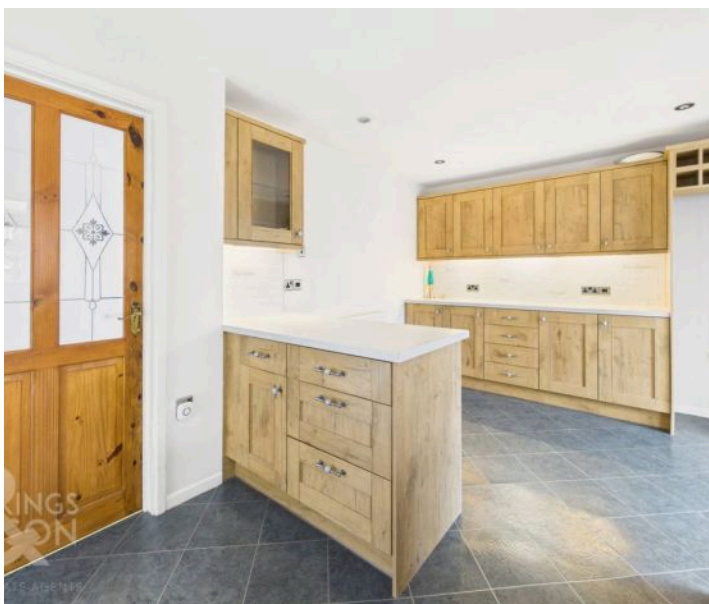
Mulbarton, Norwich

NO CHAIN. Occupying a quiet CUL-DE-SAC LOCATION, this well-kept property offers a comfortable and convenient lifestyle with the added benefit of a WOOD BURNER in the sitting room. The PORCH ENTRANCE leads to the spacious 17' SITTING ROOM, leading to the 17' FULLY FITTED KITCHEN - providing ample STORAGE SPACE and room for a DINING TABLE. The CONSERVATORY offers tranquil garden views, creating a peaceful retreat within the home. Accommodation upstairs comprises THREE BEDROOMS and a family bathroom with a SHOWER, providing plenty of space for a growing family or those needing a home office. Outside, the LOW MAINTENANCE GARDENS provide a perfect space for outdoor relaxation, along with a GARAGE and DRIVEWAY offering convenient off-road parking. The GARAGE is ideally situated for conversion to a GARDEN ROOM (stp).

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



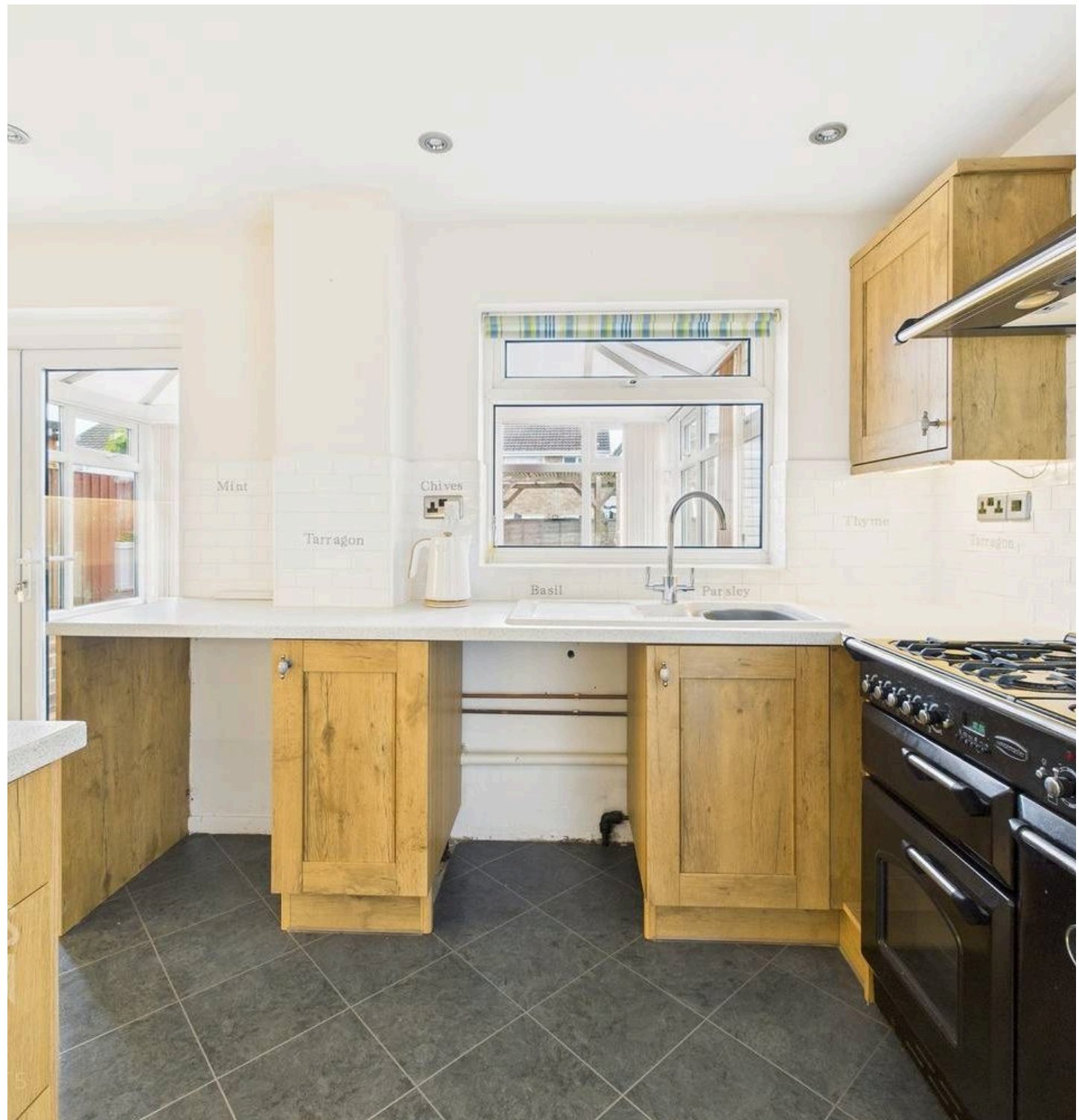


- No Chain!
- Cul-De-Sac Location Close to Amenities
- 17' Sitting Room with Wood Burner
- 17' Fully Fitted Kitchen with Ample Storage
- Conservatory with Garden Views
- Three Bedrooms
- Family Bathroom with Shower
- Low Maintenance Gardens, Garage & Driveway

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

Occupying a cul-de-sac setting, the property is approached via a hard standing driveway, where off road parking can be found to front, with a shingled frontage offering further potential and wrought iron gates leading to a tandem driveway and garage beyond.



## THE GRAND TOUR

Once inside, the porch entrance is finished with wood effect flooring for ease of maintenance, with useful space for coats and shoes. A door leads into the carpeted sitting room with a feature cast iron wood burner creating a focal point to the room, with uPVC double glazed window to front and stairs rising to the first floor landing. The kitchen/dining room is fully open plan with an extensive range of built-in wall and base level units, with room for a kitchen table while space is being provided for a rangemaster gas cooker with an extractor fan above, along with general white goods, including a dishwasher, washing machine and fridge freezer. Tiled splash-backs run around the work surface with a built-in storage cupboard under the stairs, stable door to side and window to rear. French doors open up to the conservatory which extends the living space with wood effect flooring underfoot, vaulted ceiling above and windows and French doors leading out onto the rear garden.

Heading upstairs, the carpeted landing includes a side facing window and built-in airing cupboard, loft access hatch with pull down ladder, with doors leading to the three bedrooms. The main double bedroom includes a front facing window, with the second bedroom looking over the rear garden, and the third including a built-in wardrobe over the stairs. Completing the property is the modernised family bathroom, with storage under the hand wash basin and thermostatically controlled shower over the bath. Tiled splash-backs run around the room with wood effect flooring underfoot.

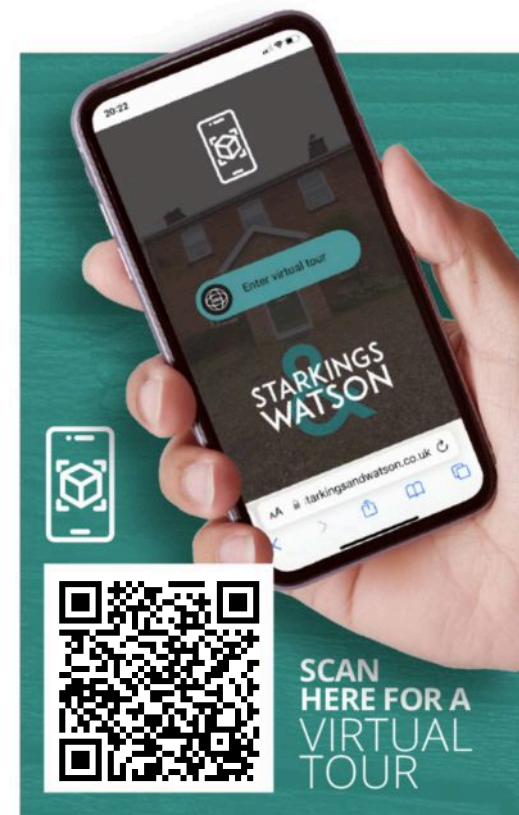
## FIND US

Postcode : NR14 8BH

What3Words : ///strain.refuse.paces

## VIRTUAL TOUR

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







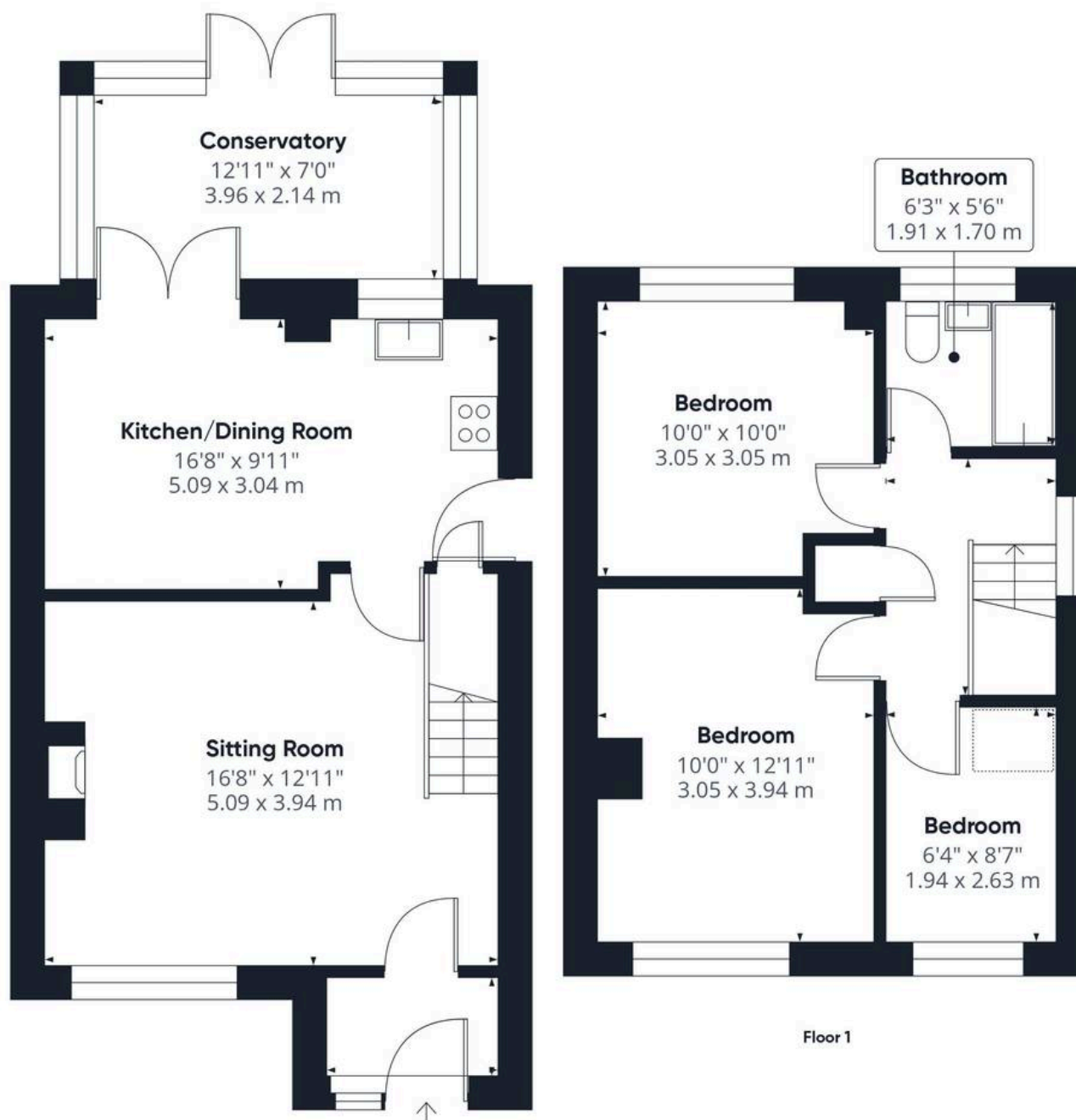




## THE GREAT OUTDOORS

Enclosed with timber panel fencing whilst being low maintenance, a central area of shingle and paving creates a focal point, whilst raised timber beds can be found to the left hand boundary. Gated access leads to the driveway with a feature pond and pagoda at the far end along with a decked seating area which requires some remedial works. A side access door leads into the garage which also offers a window to side & rear, up and over door to front, power and lighting.





**Approximate total area<sup>(1)</sup>**

855 ft<sup>2</sup>

79.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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