



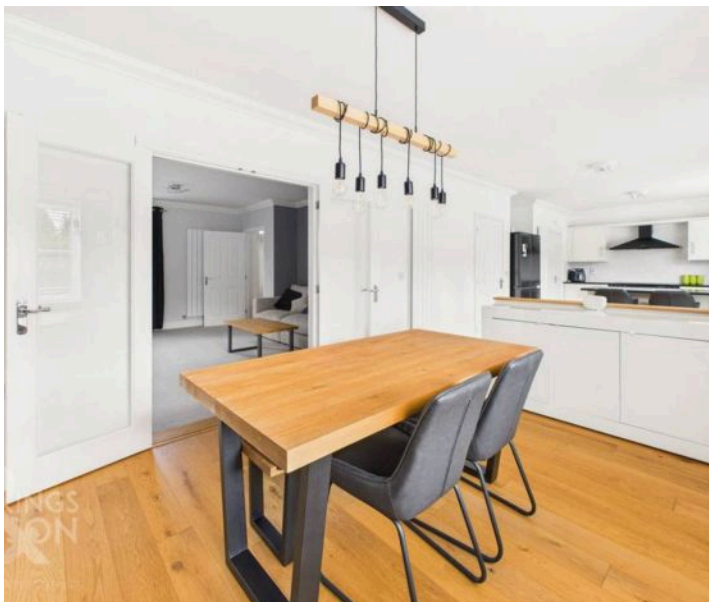
Minnow Way, Mulbarton - NR14 8FP



Minnow Way

Mulbarton, Norwich

VENDOR FOUND! Situated towards the edge of this sought after development sits an impressively presented **DETACHED HOME** boasting many **UPGRADED FEATURES** with high end fixtures and fittings throughout. The ground floor offers a total of **THREE RECEPTION ROOMS** to include a **DUAL ASPECT SITTING ROOM** with tall ceilings and sash windows, versatile **STUDY/PLAY ROOM** and true centre piece of the home, a **33' OPEN PLAN KITCHEN/DINING ROOM** featuring solid Oak flooring and granite work surfaces with many **INTEGRATED APPLIANCES** plus **UTILITY ROOM** and ground floor **WC**. Heading to the first floor the balustrades have been replaced with Oak and glass where the landing splits to allow access into **FOUR DOUBLE BEDROOMS**, two of which have the benefit of **EN-SUITE SHOWER ROOMS** and all of which have access to the **FAMILY BATHROOM**. The **SOUTH FACING** rear garden is **IMPRESSIVE** in both size and presentation, having been lovingly landscaped by the current owners to offer a large lawn space, patio seating area and raised planting beds with large **DOUBLE GARAGE** and **DRIVEWAY** sat to the side of the home.



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached House
- Vendor Found!
- Over 1650 Sq. Ft Of Flawlessly Presented Accommodation (stms)
- Three Reception Rooms Including 33' Open Kitchen/Dining Room
- Four Double Bedrooms
- Family Bathroom, Two En-Suite Shower Rooms & WC
- Beautifully Landscaped Private Rear Garden
- Driveway & Double Garage

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 proud position on this well sought after development, this detached family home sits back from the street where a low level planted frontage leads towards the front door with pillars either side of the flagstone walkway whilst a large shingle driveway sits to the left hand side of the home granting direct access to the double garage with side access door taking you through to the utility room.

THE GRAND TOUR

Stepping in through the main front door, the central hallway is the first space to greet you, laid with all solid oak flooring, this space grants access to all living accommodation on the ground floor as well as handy under the stair storage cupboard and tastefully decorated two piece WC with low level modern radiator. Immediately turning to your left you will find yourself in a versatile space currently functioning as a home office and study. The room could easily be used as a secondary snug, sitting room or kids playroom if so desired. The main sitting area sits towards the right hand side of the hallway. This dual aspect room features tall ceilings and double glazed sash windows complete with bespoke fitted wooden shutters similar to the rest of the home with tall modern radiators adorning the walls. Its large open carpeted floor space is conducive to a potential choice of layouts of soft furnishings. Access via either the hallway or through glass panelled wooden French doors from the sitting room, the main living space emerges at the rear of the home in the form of a 33' kitchen and dining area. The wall within the middle of the room has been partly removed to create this free flowing feel however still offers the separation that one may desire. Initially the dining area sits towards the right of the room sat in front of a set of uPVC double glazed windows allowing natural light to fill the space whilst the kitchen area sits towards the left of the room beyond a newly updated set of uPVC double glazed French doors featuring a wide array of wall and base mounted storage units set around granite work surfaces which give

way to integrated appliances and handy utility room just off to the side where plumbing can be found for further white goods including a washing machine and tumble dryer.

Heading up to the first floor, the landing splits in both directions to allow access into all four of the double bedrooms and the three piece family bathroom suites with attractive part tiled surround and tall modern heated towel rail. The two larger of the bedrooms sit towards the front of the home with the larger of these boasting two double built in wardrobes and en-suite shower room which has recently been fully refitted by the current owners to create an attractive modern feel with vanity storage and tall heated towel rail. The second room sits on the adjacent side of the home, again benefiting from built in wardrobes and an en-suite shower room with frosted glass window to the side of the home. The two smaller bedrooms sit towards the rear of the home with the slightly larger again benefiting from built in wardrobes. Whilst both rooms overlook the rear garden, they also offer more than enough space for a double bed with furniture, further soft furnishings or storage solutions.

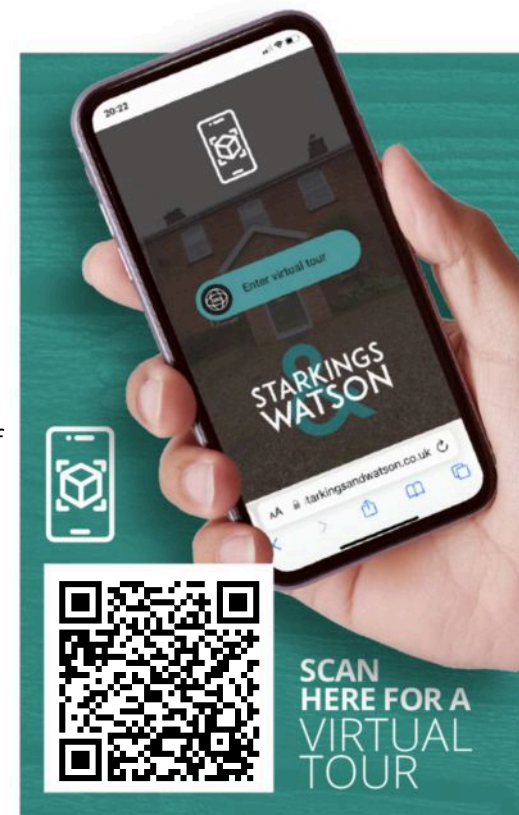
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VIRTUAL TOUR

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



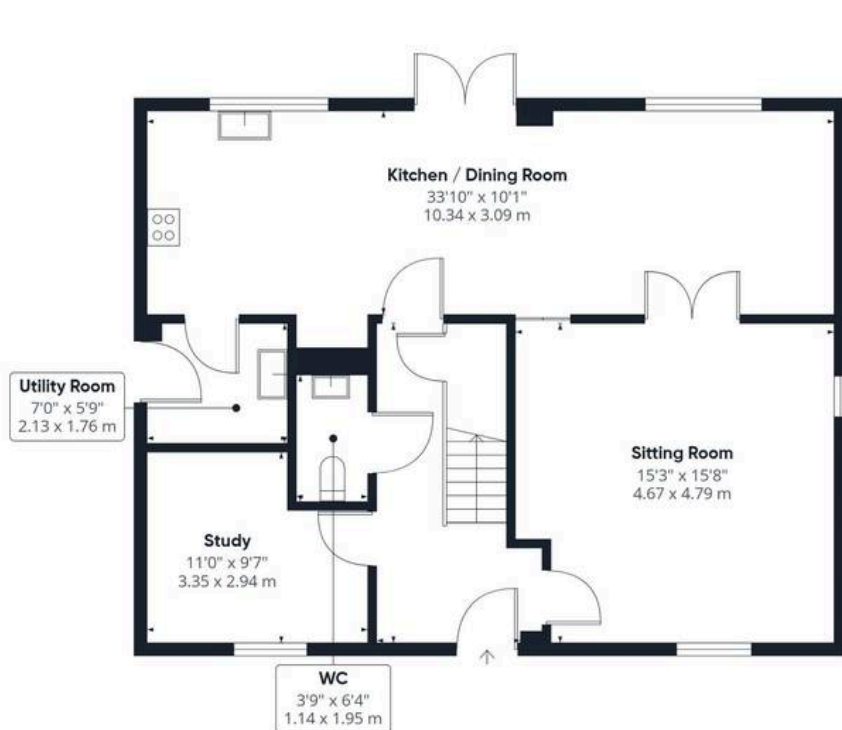




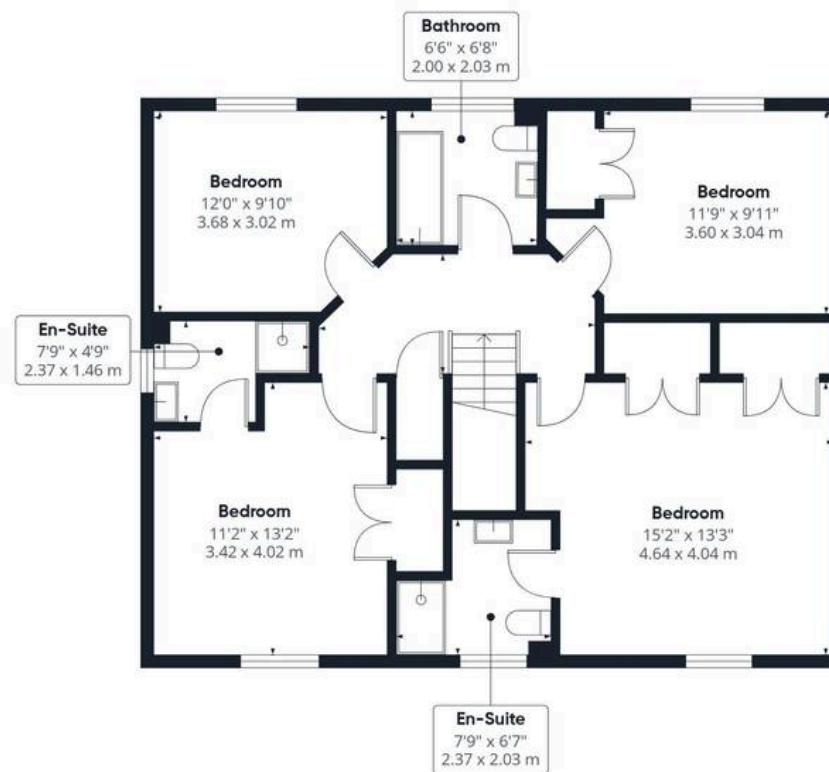
THE GREAT OUTDOORS

The rear garden is generous in size and presented in immaculate fashion by the current owners. Being lovingly landscaped over years, the garden now features an extended patio seating area reaching out towards a sweeping lawn space bordered by mature and well looked after planting and shingle borders, adding vibrancy to this already attractive space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1662 ft²

154.2 m²

(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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