



Bromedale Avenue, Mulbarton - NR14 8GZ



Bromedale Avenue

Mulbarton, Norwich

Presenting this IMMACULATE semi-detached HOME boasting an INTEGRAL GARAGE and a detached HOME OFFICE/STUDIO with AIR CONDITIONING - an ideal work-from-home setup. Offering over 1270 sq. ft (stms) of accommodation, this property features a SPACIOUS 15' SITTING ROOM and 17' KITCHEN/DINING ROOM with GARDEN ACCESS - leading off the HALL ENTRANCE. Adorned with WOOD PANELLING and BESPOKE BUILT STORAGE in the hall, a W.C leads off. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, TWO WITH BUILT-IN STORAGE, including the main bedroom with a PRIVATE EN SUITE - complete with AQUA BOARD PANELLING to the shower. The FAMILY BATHROOM completes the property. The beautifully LANDSCAPED SOUTH FACING GARDEN includes a large PATIO seating area, perfect for outdoor entertaining and relaxation, whilst to the front a DRIVEWAY offers parking and access to the GARAGE.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Immaculate Semi-Detached Home with Integral Garage
- Detached Home Office/Studio with Air Con
- Over 1270 Sq. ft (stms) of Accommodation
- 15' Sitting Room
- 17' Kitchen/Dining Room with Garden Access
- Three Double Bedrooms
- W.C, En Suite & Family Bathroom
- Landscaped Garden with Large Patio Seating Area

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 shingle driveway providing off road parking and access to the integral garage, a plum slate border runs adjacent with mature planting. An area of grass can be found at the front, with a hard standing footpath leading to the main entrance door.



THE GRAND TOUR

Stepping inside, the hall entrance offers wood effect flooring for ease of maintenance with attractive wood panelled walls, and stairs rising to the first floor landing. A range of bespoke built-in under stairs storage can be found, with pull out drawers and storage units. A door leads into the kitchen and main living space, along with the ground floor WC with an eye catching decor, wood effect flooring and tiled splash-backs. The main sitting room enjoys a front facing view with wood effect flooring underfoot and a feature fireplace to one side - creating a focal point to the room. Double doors open up to the kitchen/dining room where a seamless view can be enjoyed through to the rear garden. The kitchen itself offers a U-shape arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric double oven with space provided for a fridge freezer, washing machine and dishwasher. Tiled splashbacks run around the work surface, with ample space provided for a dining table.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors taking you to the three double bedrooms. The main bedroom sits to the front with a fitted carpet underfoot and built-in double wardrobe, whilst a door leads to a private en-suite shower room, with a white three piece suite, and an upgraded shower cubicle complete with aqua-board splash-backs and a thermostatically controlled shower. The second bedroom enjoys dual aspect views to front and rear, whilst the third bedroom also includes a built-in wardrobe. Completing the property is the family bathroom, with a white three piece suite including tiles splash-backs and a mixer shower tap over the bath along with a pull down shower screen.

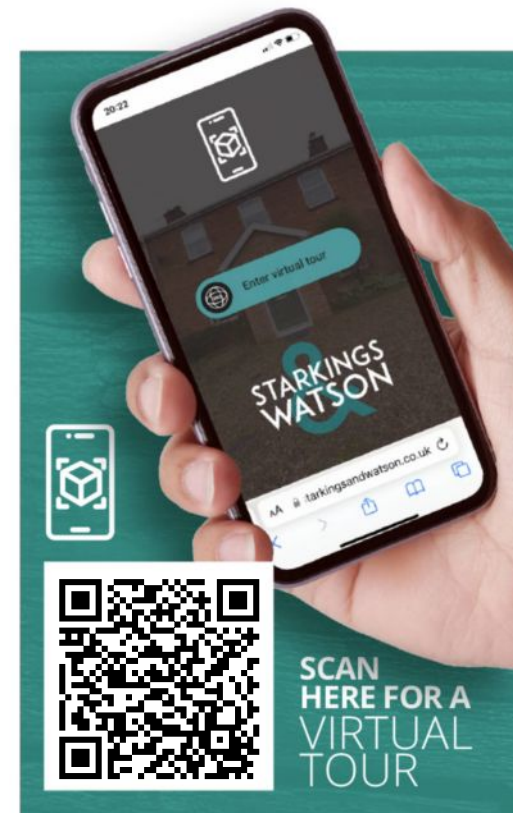
FIND US

Postcode : NR14 8GZ

What3Words : [///gy/nna/sium.smart.stereos](https://www.what3words.com/#!/en/gy/nna/sium.smart.stereos)

VIRTUAL TOUR

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



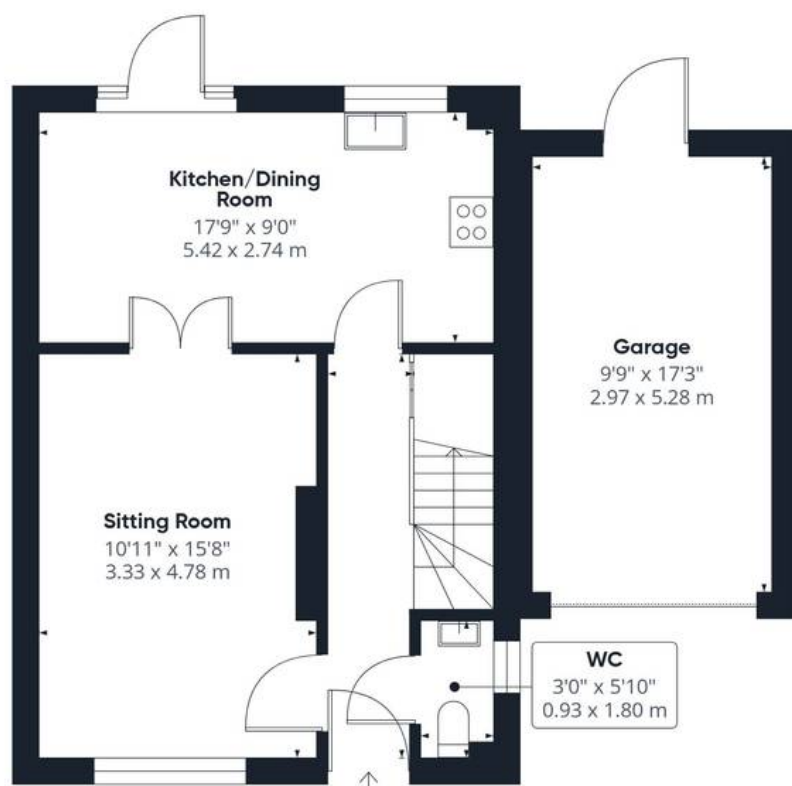




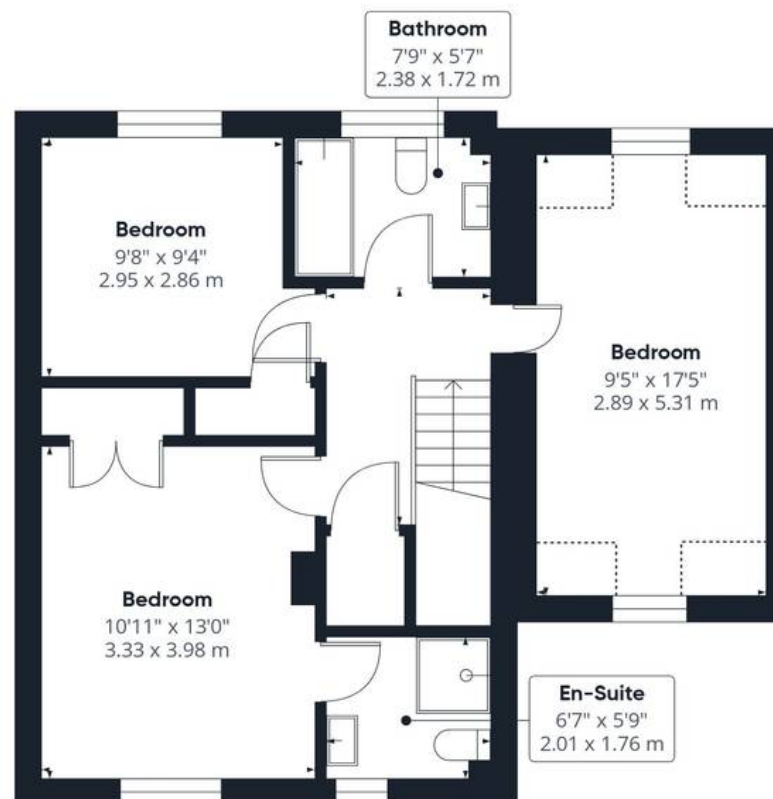
THE GREAT OUTDOORS

Fully landscaped to include a central area of lawn along with a large sweeping patio which runs across the full width of the property, the garden is enclosed within timber panel fencing. Offering mature planted borders to all sides with access to the garage and home office studio, the space enjoys a private feel. The home office/studio offers ideal work from home space with wood effect flooring underfoot, range of built-in storage, recessed spotlighting and air conditioning. The garage is accessed via an up and over door to front or the rear door, whilst housing the wall mounted gas fired central heating boiler and being finished with power and lighting.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1272 ft²

118 m²

Reduced headroom

26 ft²

2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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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.