



Cornfield Road, Mulbarton - NR14 8GQ



Cornfield Road

Mulbarton, Norwich

This STUNNING and UPDATED detached FAMILY HOME offers a MODERNISED INTERIOR spanning over 1900 Sq. ft (stms). With a SOUTH FACING and TREE LINED REAR ASPECT, the property features replacement uPVC double glazing with elegant SASH WINDOWS to the front, creating a stylish and energy-efficient living space. The FRONT ASPECT is something to behold, with a LARGE BLOCK PAVED FRONTAGE and EV CAR CHARGER, ensuring off road parking for the family. Step into the HIGH-SPEC KITCHEN equipped with COMPOSITE SURFACES and ambient LED lighting, centred around a BREAKFAST BAR, perfect for culinary enthusiasts. The property boasts a DUAL ASPECT SITTING ROOM and STUDY with bespoke built DESKS and AMPLE STORAGE, providing a functional and well-designed space for work or relaxation. Upstairs, discover FOUR INVITING BEDROOMS, including the main bedroom with a RE-FITTED EN SUITE featuring AQUA BOARD SPLASH-BACKS for a sleek finish. A re-fitted family bathroom equally exudes sophistication and luxury. The NON-OVERLOOKED SOUTH FACING GARDENS offer tranquillity and privacy, showcasing a LARGE PATIO for alfresco dining and a meticulously landscaped finish, perfect for enjoying the outdoors in comfort and style. A replacement GAS FIRED central heating BOILER was installed in 2021, whilst the INTEGRAL DOUBLE GARAGE offers AMPLE PARKING and STORAGE.



Council Tax band: F
Tenure: Freehold
EPC Energy Efficiency Rating: C

- Stunning Updated Detached Family Home
- Updated & Modernised Interior with Over 1900 Sq. ft (stms)
- Replacement uPVC Double Glazing with Sash Windows to Front
- High Specification Kitchen with Composite Surfaces & LED Lighting
- Sitting Room & Study with Bespoke Built Desks & Storage
- Four First Floor Bedrooms
- Re-fitted Family Bathroom & En Suite with Aqua Board Splash-backs
- Non-Overlooked South Facing Gardens with a Large Patio & Landscaped Finish

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 wide block paved driveway providing off road parking for up to four vehicles, access leads to the integral double garage with an EV charger located externally. The driveway also provides access to the main entrance with an adjacent lawned front garden, with enclosed mature hedging, whilst the gated access leads to the rear garden.

THE GRAND TOUR

Stepping inside the hall entrance offers an ideal meet and greet space with a recessed barrier mat, fitted carpet underfoot and stairs rising to the first floor landing with a useful built-in storage cupboard. Doors lead off to the living space and kitchen along with a useful ground floor W.C which offers a modernised white two piece suite with aquaboard splash back and wood affect flooring. The ground floor study sits at the front of the property, with a large slash window overlooking the driveway and a bespoke range of built-in storage and desking, with a useful cupboard space finished in a contrasting style. The kitchen/dining room has been fully open planned to create the ideal family living space with garden views overlooking the tree lined aspect beyond. The kitchen itself offers a luxurious U-shape arrangement of matt wall and base level units. The composite work surface extends to create a breakfast bar and seating area. Integrated appliances include an inset electric induction hob with an integrated extraction system along with an eye level electric oven and microwave combination. The sink includes an instant boiling water tap, whilst further white goods include an integrated fridge freezer and dishwasher, with a range of LED lighting throughout the kitchen, wood effect flooring underfoot and ample space for a dining table. The utility room leads off the kitchen with further storage space along with tiled splashbacks running around the work surface. Space is provided for laundry appliances including a washing machine and tumble dryer, whilst an internal door leads to the integral double garage. The formal sitting room enjoys a feature fireplace (decommissioned) and dual aspect views via the sash window and rear facing French doors, whilst fitted carpet flows underfoot.

Heading upstairs the galleried landing offers a built-in airing cupboard and further storage cupboard, with a loft access hatch above. Doors lead off to the four bedrooms including the main double bedroom, with fitted carpet, en-suite and tree lined views beyond. The main bedroom includes a built-in range of wardrobes whilst the private en-suite has been re-fitted to offer a contemporary white three piece suite including storage under the hand wash basin and a walk-in shower cubicle with aqua-board splash-backs and a heated towel rail. The second and third bedrooms are both finished with fitted carpet and double glazing, along with built-in wardrobes. The smallest bedroom is carpeted and allows space for a double bed or single bed and wardrobe. Completing the property is the family bathroom which has been re-fitted and includes a white four piece suite including a panelled bath and separate shower cubicle, with storage under the hand wash basin, aqua-board splash-backs, thermostatically controlled shower and heated towel rail.

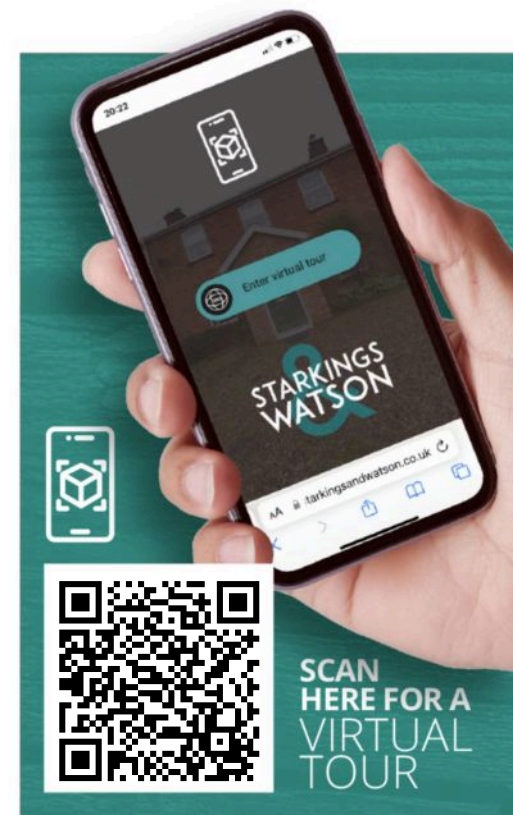
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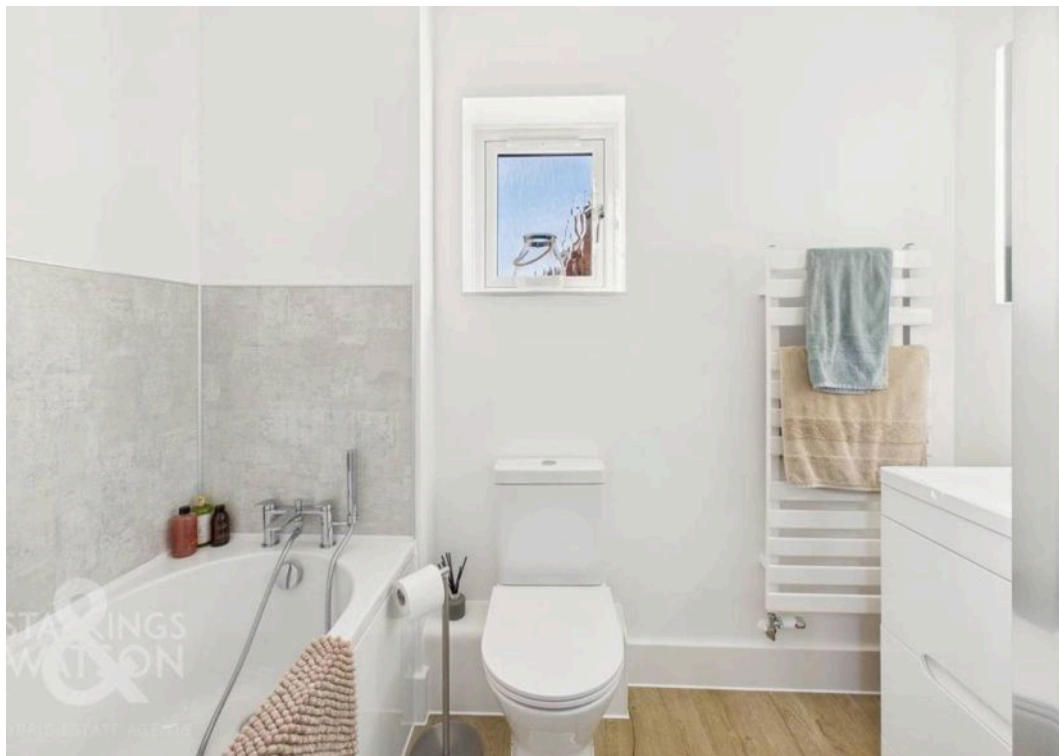
Postcode : NR14 8GQ

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VIRTUAL TOUR

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



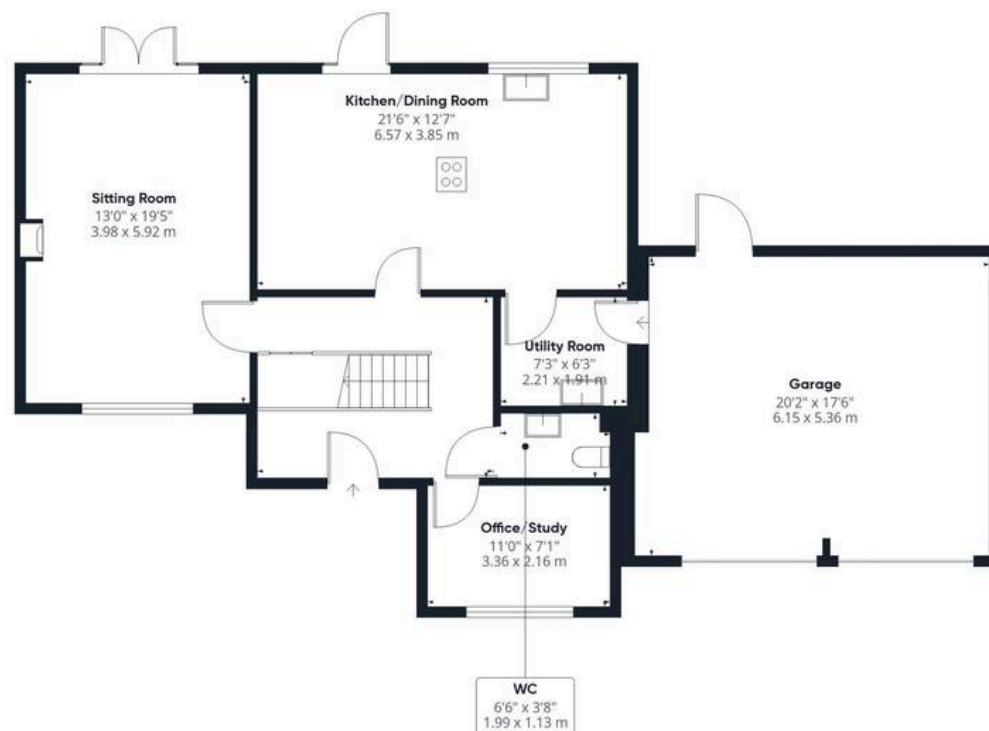




THE GREAT OUTDOORS

The rear garden has been landscaped to include a large patio seating area which extends from the sitting room French doors and kitchen door - with ample space for soft furnishings and an exterior dining table. The main garden is laid to lawn and enclosed within timber panel fencing, whilst offering a non-overlooked rear aspect with mature planting to all sides, along with various trees and shrubbery. A patio continues to the rear of the garage where a storage area is screened behind timber trellis work, and access can be found leading to the integral garage. Gated access also leads to the side of the property, whilst an outside water supply is installed. The double garage offers up and over doors to front x2, storage above, wall mounted gas fired central heating boiler and hot and cold water supplies ideal for car washing or a dog wash.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1909 ft²

177.2 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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