



Minnow Way, Mulbarton - NR14 8FP



Minnow Way

Mulbarton, Norwich

This immaculately presented detached HOPKINS BUILT FAMILY HOME offers approximately 1335 Sq. ft (stms) of accommodation, perfect for MODERN FAMILY LIVING. Screened behind MATURE HEDGING and including a SECLUDED and PRIVATE REAR GARDEN, the property boasts a spacious 21' DUAL ASPECT SITTING ROOM with FRENCH DOORS leading out to the garden. Double doors flow seamlessly into the inviting 18' L-SHAPED KITCHEN/DINING ROOM with ample space for a RANGE COOKER. On the ground floor, there is a convenient STUDY with SASH WINDOW and W.C. Upstairs, FOUR GENEROUSLY SIZED DOUBLE BEDROOMS await, including the main bedroom with an EN SUITE and a family bathroom - with three of the bedrooms including BUILT-IN WARDORBES. The LARGE GARDEN is a standout feature of the property, with EXTENSIVE PLANTING creating a PRIVATE and SERENE atmosphere indoors and out.



Adorned with MATURE TREES that provide a sense of seclusion and tranquillity, a full-width patio extends across the rear of the property, accessible from both the sitting room and kitchen through French doors. Enjoy al fresco dining in style at the barbeque seating area, complete with timber decking that houses an outdoor kitchen space and a charming bamboo bed for added privacy.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Hopkins Built Family Home
- Approx. 1335 Sq. ft (stms) of Accommodation
- 21' Dual Aspect Sitting Room with French Doors
- 18' L-Shaped Kitchen/Dining Room with Space for Range Cooker
- Ground Floor Study & W.C
- Four Double Bedrooms
- En Suite & Family Bathroom with a Range of Built-in Wardrobes
- Large South West Facing Garden with Extensive Planting to Create a Private Feel



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

Screened behind mature high level hedging, a stepped entrance leads to the main front door, whilst a shingle driveway offers tandem parking with access to the gated rear garden and detached garage.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring underfoot, while stairs rise to the first floor landing and a built-in storage cupboard sits below. This ideal meet and greet space offers a side facing window with a convenient ground floor W.C - offering a striking décor with a white two piece suite with tiled splash-backs. The full sitting room enjoys dual aspect views to front and rear including French doors which open up to the patio, whilst a feature fireplace sits to one side and fitted carpet runs underfoot. Double doors open up and flow seamlessly into the adjacent kitchen/dining room offering a L-shaped arrangement of high gloss wall and base level units with space for a range style gas cooker with an extractor fan above. Tiled splash-backs run around the work surface, with space provided for an American style fridge freezer, whilst the dishwasher is integrated. Tiled flooring runs under foot for ease of maintenance, with a rear facing window and French doors. The ground floor study offers multiple uses with a sash window to front and fitted carpet underfoot.

Heading upstairs, the carpeted landing includes a loft access hatch and built-in airing cupboard with doors taking you to the four bedrooms. The main bedroom sits to one side with a front facing window and built-in double wardrobe, with a large ensuite shower room including a separate panelled bath and shower cubicle, where a thermostatically controlled shower includes tiled splash-backs and flooring. The three further bedrooms are all finished with fitted carpet and can easily house a double bed, with two of them including built-in wardrobes. The family bathroom completes the property with the white three piece suite including half tiled walls and tiled splash-backs with a mixer shower tap and thermostatically controlled shower.

FIND US

Postcode : NR14 8FP

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VIRTUAL TOUR

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



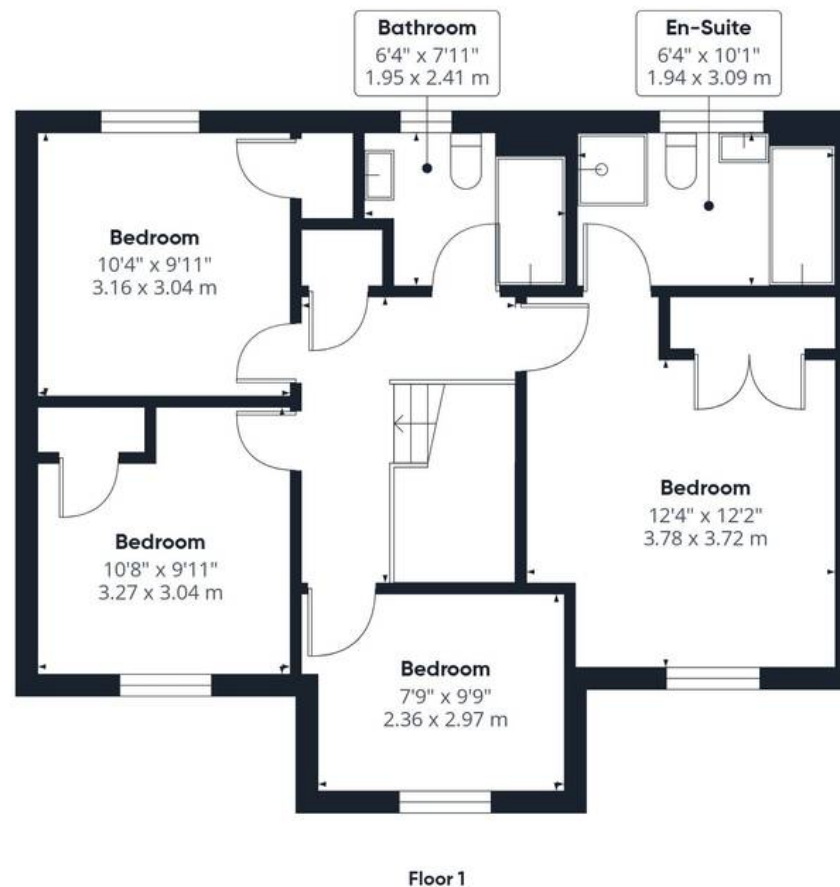
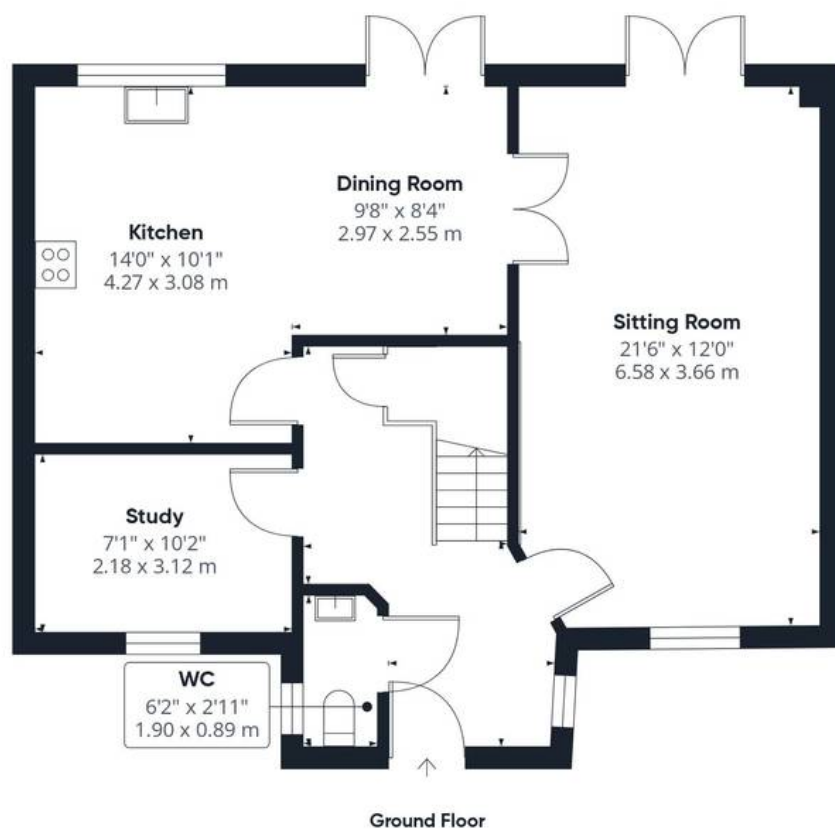




THE GREAT OUTDOORS

Fully enclosed with timber panelled fencing, the south west facing garden offers a range of mature trees across the rear boundary which offer a high degree of privacy and seclusion. The sun sets on a full width patio which runs across the rear of the property with French doors leading from the sitting room and kitchen. A further barbecue seating area with timber decking includes an outdoor kitchen space and feature bamboo bed to one side for further privacy. A timber gate leads to a storage area to the side of the property, with a further shed to the rear of the garage, and the garage itself offering an up and over door to front, door to side, storage above, power and lighting.





Approximate total area⁽¹⁾
1335 ft²
124.1 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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