

57 Minnow Way, Mulbarton

£150,000 Leasehold

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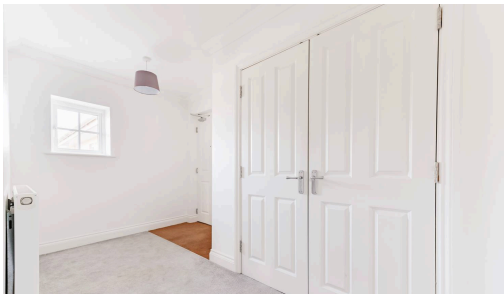
Spacious for its kind, this first-floor one-bedroom apartment in the desirable village of Mulbarton offers modern living in a small, privately owned block of six homes. The open-plan lounge and kitchen area features stylish units, while the generously sized double bedroom provides a comfortable environment. The modern bathroom includes a white three-piece suite with a shower over the bath. The apartment benefits from ample in-built storage, gas central heating, and UPVC double glazing throughout. With two allocated parking spaces, a communal lawn area, and secure access, this property is perfect for first-time buyers or investors seeking easy access to Norwich.

The Location

The popular village of Mulbarton, located just six miles south of Norwich, offers a wonderful mix of rural and convenient city access. The village is well-served by regular bus services to and from Norwich, as well as excellent road links including the A140 for easy travel out of the county. Local amenities include a Co-op supermarket, public houses, a fish-and-chip shop, and a



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Families will appreciate the nearby Mulbarton Primary School, with older children benefiting from school buses to Hethersett Academy. For leisure, the village offers cricket and football pitches, a community hall, and a scenic common, providing a welcoming atmosphere for both relaxation and socializing.

Minnow Way

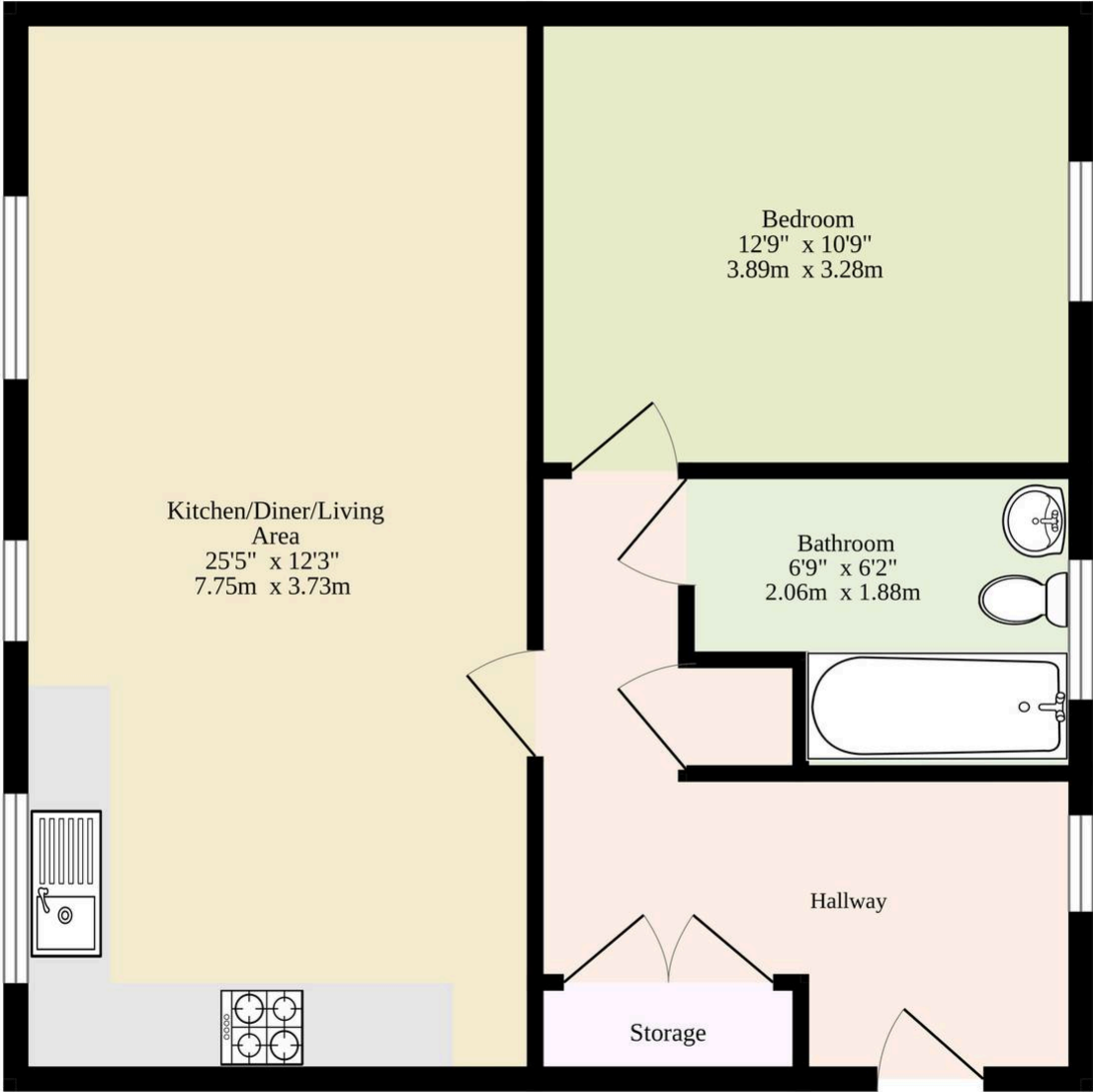
Positioned in the sought-after village of Mulbarton, this spacious first-floor one-bedroom apartment offers modern living in a small, privately owned block of just six homes. Situated on the Oakley Park Estate, it provides a perfect balance of village life with easy access to Norwich, only six miles away.

The apartment is well-presented throughout, featuring an open-plan lounge and kitchen area with stylish wood-finish units, an integrated double oven, gas hob, and extractor, plus space for a fridge/freezer, washing machine, and dishwasher. The entrance hall offers excellent in-built storage, including a large double cupboard and an additional airing cupboard, ensuring a clutter-free space.

Designed to maximise space and comfort, the generously sized double bedroom provides a peaceful setting, while the contemporary bathroom includes a white three-piece suite with a shower over the bath. The apartment is warmed by gas central heating and benefits from UPVC double glazing throughout.



851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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