# 12 Birchfield Lane, Mulbarton - NR14 8BS

## OIEO- £325,000 Freehold

This well-presented detached bungalow, offered with no onward chain, is tucked away in the sought-after village of Mulbarton and enjoys a generous corner plot with a superb single-level layout ideal for comfortable living. Inside, you'll find three spacious double bedrooms, a recently fitted modern kitchen, and generous living areas including a bright conservatory that extends the main lounge. A practical family shower room, separate WC, ample storage, and tasteful finishes throughout ensure this is a move-in-ready home with no onward chain. Outside, the wraparound garden offers a private setting with mature planting, lawn, and a patio area perfect for relaxing or entertaining. A driveway and detached garage offer secure parking, all set within a peaceful village community with local amenities and excellent road and public transport links to Norwich.

Minors & Brady
Estate Agents, Lettings and Property Management

## Location

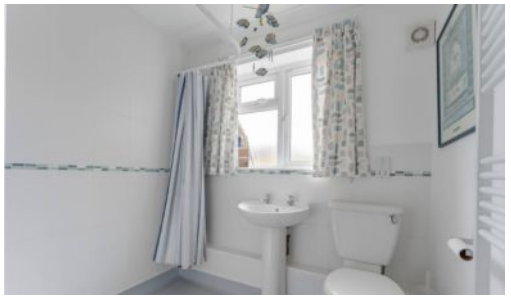
Birchfield Lane in Mulbarton offers a well-connected yet peaceful village setting, ideal for those seeking a balance between rural charm and everyday convenience. Located just south of Norwich, Mulbarton provides easy access to the city via the B1113 while retaining a strong community feel with amenities such as a Co-op store, doctors' surgery, primary school, and local pubs. The village also boasts open green spaces, including a large common with a duck pond and play area, perfect for families and outdoor enthusiasts. With regular public transport links and scenic countryside walks on the doorstep, Birchfield Lane combines accessibility with the appeal of village living.

## Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating System- Gas Central Heating

Council Tax Band- C



**Birchfield Lane, Mulbarton**

Step into this well-presented detached bungalow through the entrance hallway, where you'll find a convenient storage cupboard, a practically positioned WC, and wood flooring that continues through to the generous lounge.

This inviting living area is filled with natural light and offers a generous, versatile space, ideal for everyday living or entertaining guests. With ample room for a large seating arrangement and additional furnishings, it provides a comfortable and welcoming atmosphere for relaxing, hosting, or family time.

French doors open directly into the bright conservatory, extending the living space. This additional area is perfect for dining or unwinding while enjoying lovely garden views and benefits from its own access to the outside through a second set of French doors, ideal for making the most of warm weather.

The recently fitted kitchen showcases a sleek, modern design with practical touches throughout. Glossy units offer a stylish finish, complemented by durable worktops that are built to last. A gas hob with extractor and an integrated oven caters to everyday cooking needs, while inset ceiling lights add a clean, contemporary feel. Wood-effect flooring ties the space together, and a convenient door leads directly outside, perfect for stepping into the garden or bringing in the shopping with ease.

All three bedrooms are generously sized doubles, offering comfortable and versatile living spaces. Two features built-in wardrobes for added convenience and storage. The master bedroom stands out, with French doors that open directly into the garden, welcoming in an abundance of natural light. Each room is finished with soft carpeting for a cosy and homely feel.

The interior is completed by a fully tiled, wet room-style shower space, open and accessible, with a wall-mounted shower and practical layout. The home benefits from double glazing throughout.

Outside, the property occupies a generous corner plot and enjoys a beautifully established wraparound garden that enhances the home's sense of space and privacy. Mature plants, well-kept shrubs, and colourful borders bring year-round interest, creating a vibrant and peaceful setting. A paved patio area provides the ideal spot for entertaining, outdoor dining, or simply enjoying the sunshine.

A spacious driveway and detached garage provide generous off-road parking, making this home a superb choice for those seeking space, comfort, and a peaceful village lifestyle.

# Ground Floor
## 1391 sq.ft. (129.2 sq.m.) approx.

Sqft Includes Garage

TOTAL FLOOR AREA : 1391 sq.ft. (129.2 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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