



22 Minnow Way, Mulbarton

£340,000 Freehold

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Location

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Location

Minnow Way is located in the popular South Norfolk village of Mulbarton, a well-served and family-friendly area positioned just six miles south of Norwich. Mulbarton offers a strong sense of community and a wide range of local amenities, including a Co-op supermarket, pub, café, pharmacy, doctors' surgery, and primary school. The village also features a large common with a duck pond and play areas, offering green open space for recreation. Regular bus services connect the area to Norwich city centre, while nearby road links provide convenient access to the A140 and A11 for commuting. The surrounding countryside provides scenic walking routes and a peaceful setting, ideal for those who value both village living and easy access to city life.

Minnow Way, Mulbarton

As you enter the home, you're welcomed into a practical entrance hallway that sets the tone for the rest of the property. To one side, there's a convenient downstairs WC and an under-stairs cupboard offering handy storage space. From here, you step into the lounge, a generous, light-filled room with soft carpet underfoot and plenty of space for comfortable seating. French doors at the rear provide a pleasant view of the garden and invite natural light to pour in while creating an easy flow into the kitchen and dining area beyond.

The kitchen/diner is a standout feature, thoughtfully designed for both everyday living and entertaining. It's fitted with modern units, wood-effect worktops, a gas hob and an electric oven, and includes plumbing for a washing machine. A stylish tiled backsplash and tiled flooring add both character and practicality, while the layout provides ample space for a family dining table. Another set of French doors opens directly onto the rear garden, drawing in morning light and



Ground Floor
520 sq.ft. (48.3 sq.m.) approx.



1st Floor
424 sq.ft. (39.4 sq.m.) approx.



Sqft Excludes Hall, Wc, Landing, Bathroom And Ensuite

TOTAL FLOOR AREA : 1087sq.ft. (101.0 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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