

20 Sterlet Grove  
Mulbarton  
Norwich  
NR14 8FS



# 20 Sterlet Grove

## Guide Price £375,000

### The immaculate 3 bed 2 bath home...

We are delighted to introduce this charming three-double-bedroom property located at 20 Sterlet Grove in the sought-after village of Mulbarton. This well-presented family home is perfect for those seeking a blend of modern living and convenient accessibility to Norwich, which is just a short drive away. As you approach the property, you will appreciate the off-road parking available alongside the garage, which can be accessed from the rear for added convenience, complemented by a well-maintained lawn that enhances its curb appeal.

Stepping inside, you are welcomed by a spacious hallway that leads to the first of the reception rooms on your right – a generously sized living room that overlooks the front garden, filling the space with natural light. Adjacent to this is a conveniently located downstairs toilet, perfect for guests. Storage is a breeze with under-stair facilities for coats and shoes. The standout feature of the home is undoubtedly the stunning south-facing kitchen/diner, boasting integrated appliances, including a fridge/freezer, gas hob, double oven, and dishwasher, all set against beautiful quartz surfaces and looking out over and accessing via French doors the private back garden, making it a wonderful spot for family meals.

On the first floor, the spacious landing leads to all bedrooms and the family bathroom, which is fitted with a bath and shower mixer tap. Each of the three bedrooms includes built-in storage, providing ample space for your belongings. The master bedroom features an ensuite shower room with a heated towel rail and an outlook over the front of the property. The second bedroom is generously proportioned, with dual aspects including a Velux window, providing both light and ventilation, while the third bedroom is notable for its generous dimensions and comfort.

The rear garden is a true delight, particularly the south-facing aspect that invites sun throughout the day. The patio area is ideal for barbecues and entertaining, while the spacious lawn provides an excellent setting for relaxation. Additionally, a hot tub is available for purchase via separate negotiation, further enhancing the outdoor experience. 20 Sterlet Grove is situated in Mulbarton, a peaceful village with easy access to local amenities and transport links, allowing for straightforward commuting to Norwich and beyond. This property represents a wonderful opportunity for families or anyone seeking a modern and comfortable home in a desirable location. Don't miss out on the chance to make this beautiful property your own!

### Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority  
South Norfolk

Council Tax Band E

EPC Rating B

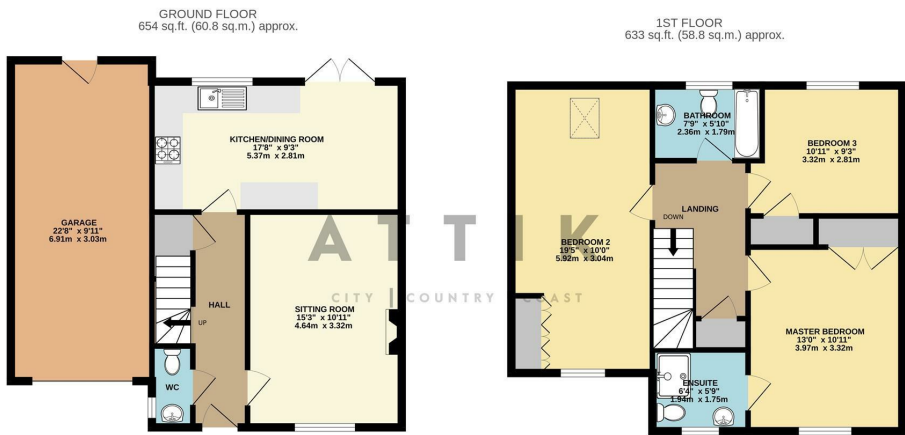


### Contact

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TOTAL FLOOR AREA: 1287 sq.ft. (119.6 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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