



£1,375 pcm

3 Bedroom Semi-Detached House to rent  
28 Minnow Way, Mulbarton, Norwich



**EweMove**  
SALES AND LETTINGS



## Overview

Modern Hopkins Home coming to market as a long-term opportunity and welcoming of family pets. An all-round comfortable home within easy walking distance of local parks, amenities and bus routes.



## Key Features

- Long-Term Opportunity
- Modern 3-Bedroom 2-Bathroom House
- Pet Friendly Home
- Good-Sized Enclosed Southerly-Facing Garden
- Shingle Driveway Space and Extensive Single Garage with Electricity
- Walking Distance to the Common, Local School, Co-Op and Bus Routes
- Within 15-Minute Drive of Norwich City Centre and Wymondham Market Town



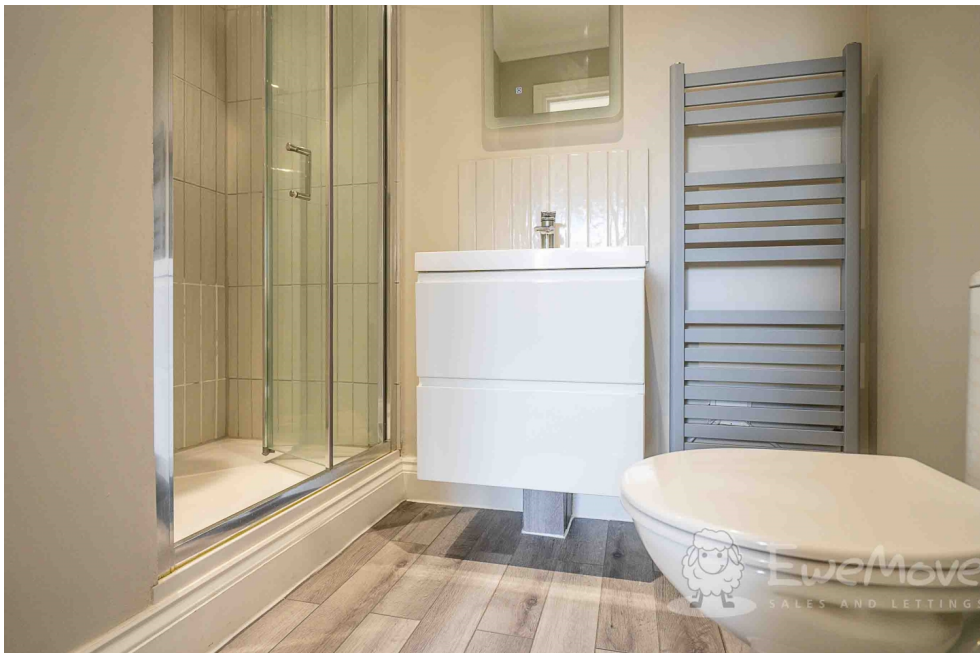
Welcome to Minnow Way, Mulbarton. This semi-detached house is positioned on a spacious and tranquil development with easy access to all routes, local amenities and ample green spaces. Complete with an extensive single garage, shingled driveway and a southerly-facing enclosed garden, this home ticks many boxes.

The interior is well-presented providing spacious living, natural daylight throughout and plenty of additional storage. The kitchen-diner is fully equipped with white goods, a gas hob and all the storage and worktop you could wish for.

The garden is a private space with no overlooking properties to the back. The garden is set with a large patio, outside tap and light, side access to the front of the property and entry into the garage. This home welcomes family pets and the Mulbarton Common, with over 45 acres of splendid green space, is an excellent destination for walks and runs.

This property is available from the end of July 2024. Call us 24/7 to book your viewing.

What3Words: [///proposals.breakfast.eggplants](https://www.what3words.com/proposals.breakfast.eggplants)



**Living Room**

15' 7" x 10' 11" (4.75m x 3.35m)

Fitted carpet, double-glazed window with Venetian blind, coving, two ceiling lights, two radiators, TV aerial and multiple sockets.

**Kitchen Diner**

17' 8" x 9' 2" (5.40m x 2.80m)

Tiled flooring, double-glazed window and French doors, fitted base and wall-mounted units, houses the gas boiler, integrated washing machine, dishwasher electric oven, extractor hood, gas hob and fridge-freezer, splashback tiling, two ceiling lights, coving, radiator and multiple sockets.

**WC**

6' 0" x 3' 7" (1.85m x 1.10m)

Tiled flooring, double-glazed obscured window, ceiling light, coving, wash hand basin and toilet.

**Bedroom (Double) with Ensuite**

12' 7" x 10' 4" (3.85m x 3.15m)

Fitted carpet, double-glazed window with curtain rail, ceiling light, coving, built-in wardrobe, radiator and multiple sockets.

**Ensuite Shower Room**

7' 0" x 4' 5" (2.15m x 1.35m)

Vinyl flooring, shower with tiled walls and bi-fold glass door, Vanity wash hand basin with splashback tiling, mirror, heated towel rail, toilet and ceiling light.

**Bedroom Two**

10' 4" x 9' 8" (3.15m x 2.95m)

Fitted carpet, double-glazed window with Venetian blind, ceiling light, coving, radiator and multiple sockets.

**Bedroom Three**

8' 10" x 7' 2" (2.70m x 2.20m)

Fitted carpet, double-glazed window with roller blind, ceiling light, coving, radiator and multiple sockets.

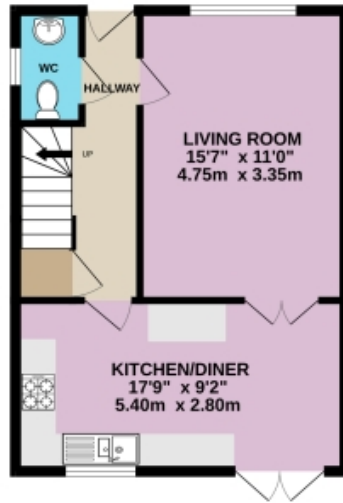
**Bathroom**

7' 4" x 6' 0" (2.25m x 1.85m)

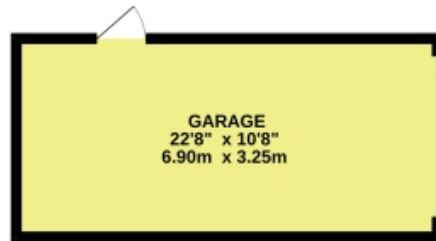
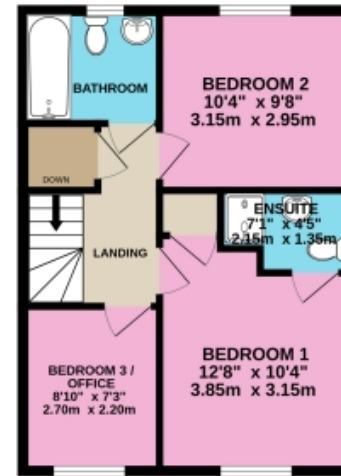
Vinyl flooring, double-glazed obscured window with roller blind, tiled walls, shower over bath with glass shower screen, wash hand basin, toilet, radiator and shaver socket.

# Floorplans

GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



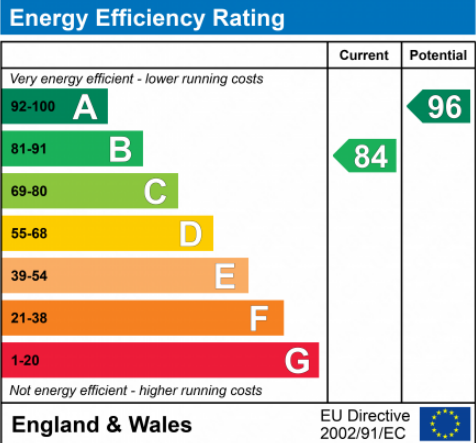
1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



## 3-BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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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