









# welcome to

# **Birchfield Gardens, Mulbarton Norwich**

A FRESHLY RENOVATED & REFURBISHED THREE BEDROOM ESTABLISHED BUNGALOW situated on a generous corner plot in this highly sought after sought city Norfolk village. It is offered in superb overall decorative order and being sold with the added benefit of NO ONWARD CHAIN! Viewings are highly recommended!

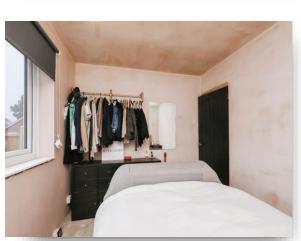












# **Entrance Hall Lounge/ Dining Room**

19' 5" x 11' 9" ( 5.92m x 3.58m )

Generous double aspect reception room with windows to front & side aspect, LVT flooring, feature media wall and open plan through to kitchen:-

## **Kitchen**

12' 1" x 11' 1" ( 3.68m x 3.38m )

Fully fitted comprehensive range of refitted Wren units, granite work surfaces, built in wine rack, built in microwave oven, built in induction home, plumbing for washing machine, built in Neff dishwasher, built in fridge/ freezer, door to rear garden and LVT flooring.

#### **Bedroom One**

11' 1" x 8' 11" ( 3.38m x 2.72m ) Window to rear aspect.

#### **Bedroom Two**

11' x 8' 10" ( 3.35m x 2.69m ) Window to front aspect.

#### **Bedroom Three**

10' 4" x 8' 11" ( 3.15m x 2.72m ) Window to front aspect.

### **Walk In Shower Room**

Wet room style shower, fitted shower & screen, wash hand basin, wc and window to side aspect.

#### **Exterior**

The property lies on a substantial corner plot with lawned front & side gardens both returfed in 2024. To the rear, there is a secluded, low maintenance garden with gated access to front, hot tub included in sale and garage - currently converted into a gym with door to side, light & power.

The property has driveway parking for two vehicles side by side.





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## **Birchfield Gardens, Mulbarton Norwich**

- Stunning remodeled & refurbished bungalow
- Stunning Wren fitted kitchen
- Generous corner plot location
- Walking distance to the village setting
- Double width driveway

Tenure: Freehold EPC Rating: E

offers in excess of

£315,000









view this property online williamhbrown.co.uk/Property/NOR141239



Property Ref: NOR141239 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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