



**Birchfield Gardens, Mulbarton, Norwich, NR14 8BT**

**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 hob, 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR141239 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**