



Otter Drive, Mulbarton - NR14 8QG

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HYBRID ESTATE AGENTS



Otter Drive

Mulbarton, Norwich

This IMPRESSIVE DETACHED FAMILY HOME has been EXTENDED and MODERNISED to a high standard in 2021, offering approximately 1036 sq. ft (stms) of beautifully appointed accommodation. The property welcomes you with an ENTRANCE HALLWAY, leading to THREE VERSATILE RECEPTION SPACES including a spacious SITTING ROOM, a cosy snug, and a dedicated study/playroom - ideal for home working or relaxation. The heart of the home is the STUNNING 16' L-SHAPED KITCHEN, featuring striking QUARTZ WORK SURFACES, a WALK-IN PANTRY, and an INSTANT HOT WATER TAP. BI-FOLDING DOORS seamlessly connect the kitchen to the garden, flooding the space with natural light and providing a perfect setting for entertaining. Upstairs, THREE WELL-PROPORTIONED BEDROOMS offer comfortable accommodation, served by a LUXURY FAMILY BATHROOM that boasts a FEATURE BATH, a WALK-IN SHOWER, UNDERFLOOR HEATING, and a BLUETOOTH CONTROLLED MIRROR for a touch of modern luxury. Further benefits include a ground floor shower room, 2020 INSTALLED GAS FIRED CENTRAL HEATING BOILER with HIVE CONTROLS, a BOARDED LOFT with pull-down ladder, and AMPLE DRIVEWAY PARKING with HIVE EV CAR CHARGER, plus a STORAGE GARAGE.



The GARDEN is equally impressive, with a FULLY ENCLOSED REAR GARDEN bordered by timber panel fencing for privacy and security. A MAIN LAWNED EXPANSE is complemented by TWO DISTINCT PATIO SEATING AREAS, one directly accessible from the kitchen's BI-FOLDING DOORS - ideal for morning coffee or al fresco dining - and a second tucked away in the far corner to capture the afternoon sun. Lush, mature planting frames the garden, providing year-round interest and colour, while a TIMBER-BUILT STORAGE SHED offers practical storage for tools and garden equipment.

Council Tax band: C

Tenure: Freehold

- Detached Family Home Extended & Modernised in 2021
- Ample Driveway Parking, HIVE EV Car Charger & Storage Garage
- Approx. 1036 Sq. ft (stms) of Accommodation
- Three Reception Spaces including the Sitting Room, Snug & Study
- 16' L-Shaped Kitchen with Bi-folding Doors to Rear & Quartz Work Surfaces
- Three Bedrooms
- Luxury Family Bathroom with a Feature Bath, Walk-in Shower & Underfloor Heating
- 2020 Installed Gas Fired Central Heating Boiler with HIVE Controls

The popular village of Mulbarton is located to the south of Norwich, with regular buses running to and from. Excellent road links lead to Norwich, along with the A140 out of the county.



The village offers a range of local amenities including supermarket, public houses and excellent schooling, with the schools feeding to Hethersett Academy with school buses provided. Mulbarton Primary school is with 10 minutes walk. Local CO-OP 9 minutes walk distance and Mulbarton Surgery with 13 minutes walk. There is also a Social Club, Football Stadium with a very good team, Scout HUB, Local Pub with a beautiful garden all with 14 min walk distance.

SETTING THE SCENE

Approached via a brick-weave driveway, the front garden is enclosed within timber panel fencing, with an EV car charger, gated access to the rear garden, electric roller door to the storage garage, and door to the main hall entrance.

THE GRAND TOUR

Once inside, the hall entrance is finished with tiled flooring for ease of maintenance, with a front facing window, and ample space for coats and shoes. A door takes you to the sitting room, enjoying a bright and sunny aspect via the front facing window, with fitted carpet underfoot and stairs rising to the first floor landing. A door leads off to the study/playroom, whilst an opening takes you to the snug. With continued fitted carpet underfoot, this versatile space extends the living area with bi-folding doors taking you to the kitchen. Presented in an L-shaped style, the modernised kitchen enjoys garden views via the rear facing bi-folding doors, whilst extensive storage can be found in the kitchen area with attractive tiled splash-backs and matching up-stands. Integrated cooking appliances include an inset electric ceramic hob and built-in eye level electric oven and microwave combination, with herringbone style tiling above the hob and extractor fan. Tiled flooring flows through the space with room provided for an American style fridge freezer, washing machine and dishwasher. A walk-in pantry style cupboard offers storage and under stairs access, with ample space for a dining table. The ground floor study/playroom offers a range of uses with wood effect flooring underfoot and a door to the storage garage. A ground floor shower room leads off with a three piece suite including a Sani flow W.C, hand wash basin, shower cubicle, tiled splash-backs and heated towel rail.

Heading upstairs, the carpeted landing includes a built-in storage cupboard and loft access hatch, with doors taking you to the three bedrooms -

all of which are finished with fitted carpet and uPVC double glazing. Completing the property, the family bathroom has been modernised to include a white four piece suite including storage under the hand wash basin, a freestanding double ended bath with mixer shower tap, and a walk-in double shower cubicle with a twin head thermostatic controlled rainfall shower with tiled splash-backs, wood effect flooring and heated towel rail - complete with electric and central heating controls for year round use.

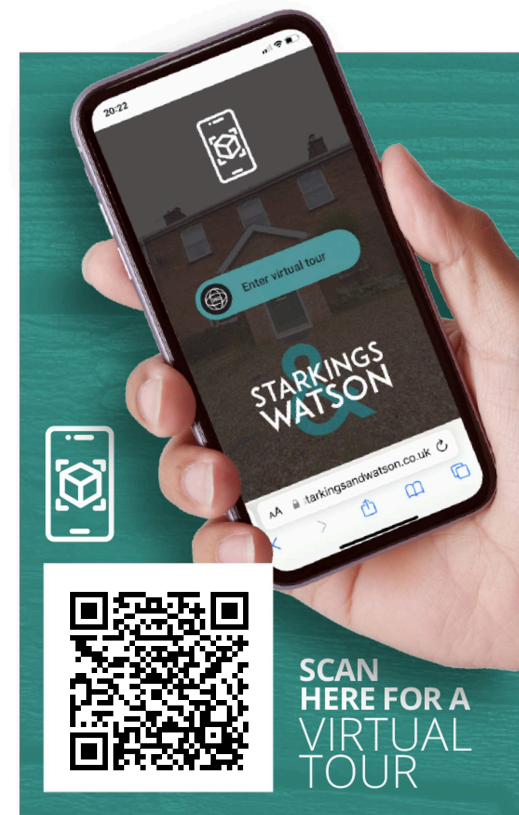
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What3Words : ///emblem.croak.spectacle

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



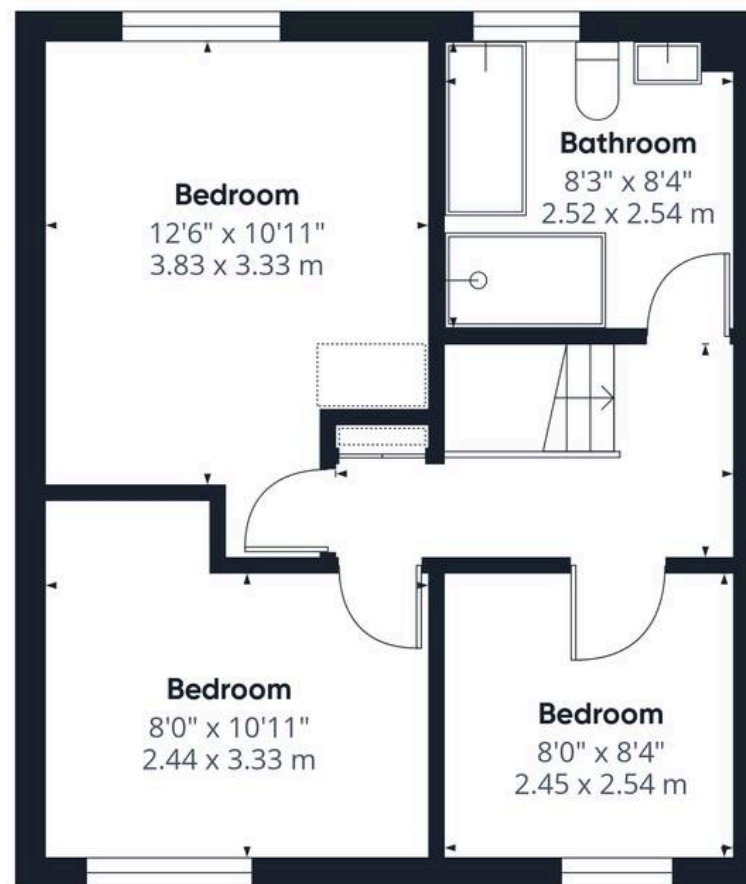




THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within timber panel fencing whilst offering a main lawned expanse and two porcelain patio seating areas. The first patio leads out from the bi-folding doors, with a second at the far corner to enjoy the afternoon sun. A range of mature planting can be found throughout the garden, with outside water, power point, gated access to front and timber built storage shed. The storage garage is accessed via an electric roller door to front housing the wall mounted gas fired central heating boiler, door to study/playroom, power and lighting.





Floor 1

Approximate total area⁽¹⁾

1036 ft²

96.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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