



Rectory Lane, Mulbarton Norwich NR14 8AG

welcome to

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The Property exudes CHARACTER and CHARM centred around the BEAUTIFUL SITTING ROOM flooded with natural light with its GALLERIED LANDING and VAULTED CEILING ABOVE - all of which are focused on the GRAND INGLENOOK FIRE PLACE with its cast iron WOOD BURNER.

The HALL ENTRANCE offers storage and a CLOAKROOM, with w/c, with a useful FAMILY ROOM/STUDY, the lovely KITCHEN/BREAKFAST ROOM and Garden room completing the ground floor. Heading to the first floor, a wonderful view from the galleried landing with its great study/ desk space overlooking green space outside, there are 2 BEDROOMS and The Shower Room on this floor, THE TOP FLOOR offers the MAIN BEDROOM with an open plan EN SUITE and eye-catching COPPER ROLL TOP BATH.

The extensive gardens in this peaceful setting in the desirable village of Mulbarton all within easy reach of Norwich and Beaches provides wonderful Sanctuary for anyone looking for a calm environment and in need to commute.

All within easy reach of the city and not far from the beach, this home would provide a wonderful sanctuary for anyone looking for a calm environment and in need to commute.



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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free!
- Rolled copper free standing bath tub

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E

guide price

£575,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR144340 - 0004

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