

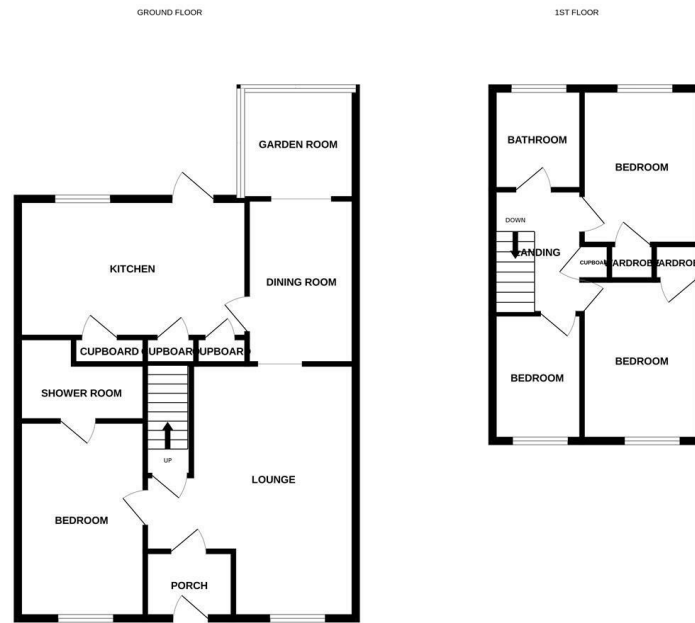


28 Woodyard Close | Mulbarton | Norwich | NR14 8AS

£315,000

****STUNNING MODERNISED HOME IN A QUIET CUL-DE-SAC**** Gilson Bailey are delighted to offer this beautifully modernised and extended four-bedroom semi-detached home, tucked away in the highly sought-after village of Mulbarton and offering spacious, versatile accommodation ideal for modern family living. Immaculately presented throughout, the property boasts a welcoming entrance porch, a comfortable lounge, a separate dining room perfect for entertaining, a contemporary fitted kitchen, a bright and airy garden room overlooking the rear garden, a versatile ground-floor bedroom and a newly fitted shower room. Upstairs, there are three further well-proportioned bedrooms and a stylish family bathroom accessed from the landing. Outside, the property continues to impress with a paved driveway providing off-road parking for two vehicles to the front, while the attractive and well-maintained rear garden offers a wonderful space for relaxing, entertaining and enjoying the outdoors. Further benefits include double glazing, gas central heating and excellent decorative order throughout. Offering a fantastic combination of space, style and flexibility in a desirable village location, this superb home is sure to appeal to a wide range of buyers and early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 various systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaphor 10/2016

Location

Mulbarton is a highly sought-after village situated south of the historic Cathedral City of Norwich. The village has a primary school, the popular Worlds End public house, a social club, mini supermarket and convenience store, fish shop and take-away. In the centre of the village is a large common with pond neighbouring the local church. There are good public transport links to the City centre and excellent links to the A11 and A47 Southern Bypass.

Accommodation Comprises:

Front door to:

Entrance Porch

With door to:

Lounge 17'10" x 15'1"

Double glazed window to front, radiator, TV point.

Dining Room 12'2" x 7'9"

Radiator.

Kitchen 15'7" x 9'11"

Fitted wall and base units with work tops over, sink and drainer, range master oven, integrated American style fridge/freezer, dishwasher, cupboard for washing machine and tumble dryer, radiator, double glazed window to rear, uPVC door to rear, storage cupboard.

Bedroom Four 13'3" x 7'3"

Double glazed window to front, radiator.

Shower Room 7'3" x 6'0"

Shower cubicle, low level WC, hand wash basin, heated towel rail, mirror with light surround.

Garden Room 8'0" x 7'0"

Double glazed windows to rear and side.

First Floor Landing

With doors to three bedrooms and bathroom.

Bedroom One 13'4" x 8'7"

Double glazed window to front, radiator, built-in wardrobe.

Bedroom Two 9'8" x 8'8"

Double glazed window to rear, radiator, built-in wardrobe.

Bedroom Three 10'8" x 6'2"

Double glazed window to front, radiator, storage cupboard.

Bathroom 6'7" x 6'1"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window to rear.

Outside Front

Paved driveway for off-road parking for two cars.

Outside Rear

Shingled and lawned garden, patio seating area, mature plants and shrubs, timber shed, enclosed by timber fencing.

Local Authority

South Norfolk District Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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