



Otter Drive, Mulbarton - NR14 8QG





## Otter Drive

Mulbarton, Norwich

This superbly EXTENDED and MODERNISED semi-detached FAMILY HOME offers approximately 1022 Sq. ft (stms) of well-planned accommodation, including a KITCHEN/DINING ROOM with a CENTRAL ISLAND - ideal for growing families or those seeking versatile living space. The property welcomes you with a generous ENTRANCE HALL, leading to a CONTEMPORARY SHOWER ROOM and spacious 19' SITTING ROOM, perfect for relaxing or entertaining guests. BI-FOLDING DOORS open to the impressive 17' KITCHEN/DINING ROOM, with a CENTRAL ISLAND, providing a stylish focal point for family meals and gatherings, and complemented by a separate UTILITY ROOM for added convenience. Upstairs, THREE well-proportioned BEDROOMS offer comfortable accommodation, served by a contemporary FAMILY BATHROOM- thoughtfully modernised with quality fixtures and fittings.



Additional features include a TANDEM DRIVEWAY providing ample off-road parking and a SINGLE GARAGE for secure storage or further parking. The LARGE REAR GARDEN is fully enclosed with timber panel fencing, ensuring PRIVACY and SECURITY. A central lawned area is bordered by mature planting, creating a green and tranquil retreat.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended & Modernised Semi-Detached Family Home
- Approx. 1022 Sq. ft (stms) of Accommodation
- 19' Sitting Room
- 17' Kitchen with Central Island & Separate Utility Room
- Three Bedrooms
- Modernised Shower Room & Family Bathroom
- Tandem Driveway & Single Garage
- Large & Fully Enclosed Gardens

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.



he 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.

#### SETTING THE SCENE

Occupying a cul-de-sac setting and approached via a lawned front garden, the brick-weave driveway offers tandem off road parking, leading to the adjacent garage.

#### THE GRAND TOUR

Once inside, the hall entrance offers wood effect flooring for ease of maintenance, with stairs rising to the first floor landing, useful built-in storage cupboard, and doors to the main living space and ground floor shower room. Having been re-fitted and modernised, the shower room includes a white three piece suite with storage under the hand wash basin, contrasting work surfaces with tiled splash-backs and a feature shower cubicle with contrasting tiled splash-backs and an electric shower. The main living space continues with wood effect flooring underfoot and a front facing window, ample space for soft furnishings and bi-folding doors taking you to the adjacent kitchen/dining room with a feature island and solid wood work surfaces. The kitchen offers an L-shaped arrangement of wall and base level units with tiled splash-backs running around the work surface and space for a gas cooker with an extractor fan above. Space is provided for a dishwasher with ample room for a dining table, whilst a window and French doors lead out to the garden. A door takes you to the adjacent utility room - offering a further range of storage units and space for an American style fridge freezer and washing machine, with continued wood effect flooring.

Heading upstairs, the carpeted landing leads to the three bedrooms and built-in airing cupboard, with a loft access hatch above. Each of the bedrooms are finished with uPVC double glazing and fitted carpet, with the smaller bedroom including useful storage over the stairs. Completing the property is a family bathroom which has been modernised to include a white three piece suite, with storage under the hand wash-basin, thermostatically controlled shower and glazed shower screen over the bath, with attractive aqua-board splash-backs, heated towel rail and wood effect flooring.

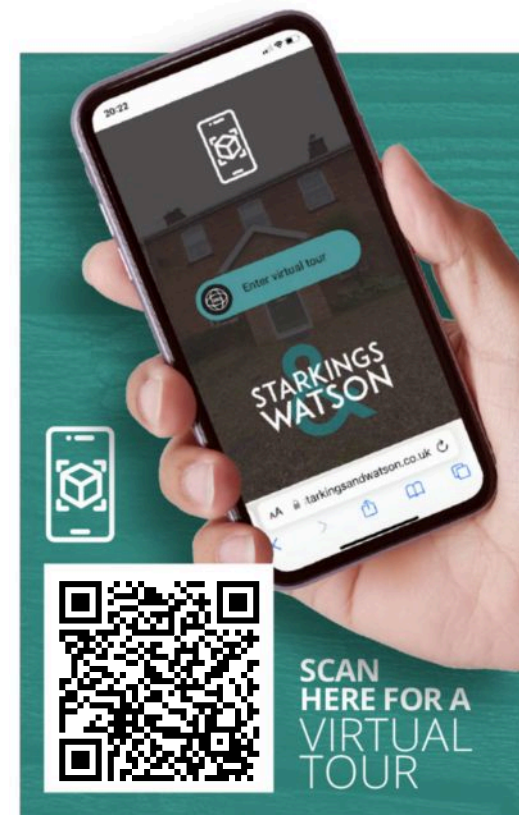
#### FIND US

Postcode : NR14 8QG

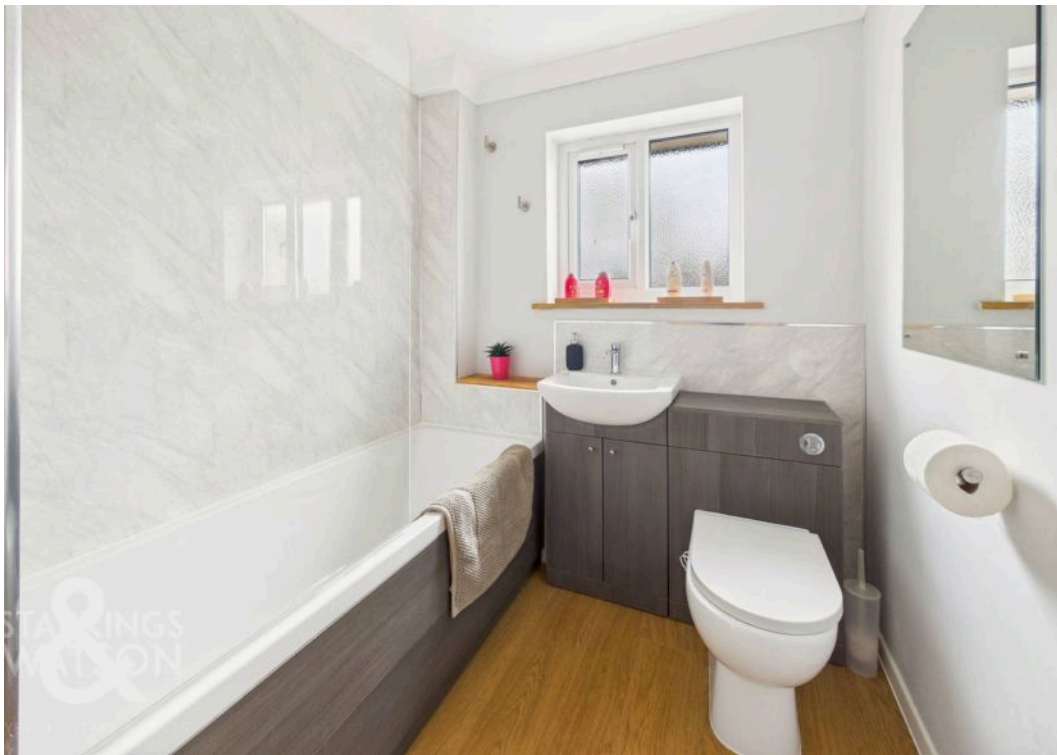
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#### VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing, whilst offering a central lawned expanse and planted borders to all sides. A timber shed offers storage, with an outside water supply and useful access via the garage to the front drive. The garage is accessed via an up and over door to front, with storage above, rear door to the garden, power and lighting.







**Approximate total area<sup>(1)</sup>**

1022 ft<sup>2</sup>

95.1 m<sup>2</sup>

(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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