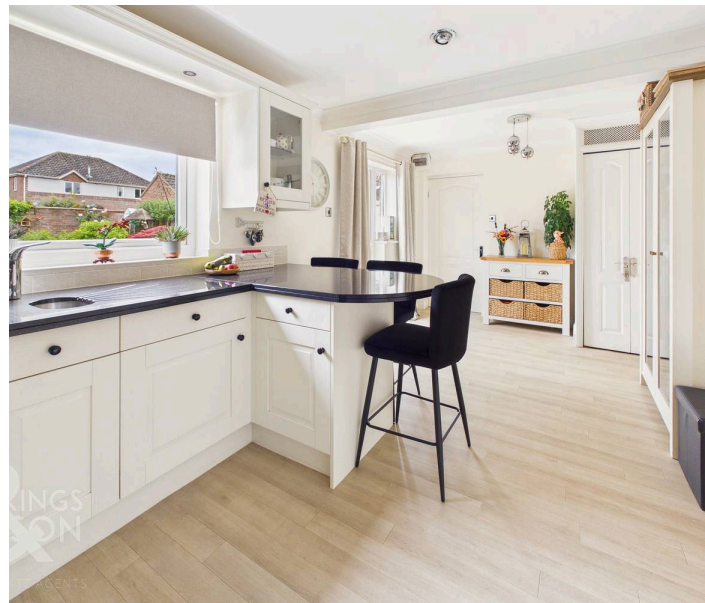




The Rosery, Mulbarton - NR14 8AL



## The Rosery

Mulbarton, Norwich

Set within a SOUGHT-AFTER NON-ESTATE LOCATION in a picturesque village, this IMPRESSIVE DETACHED FAMILY HOME offers approximately 1569 SQ. FT (stms) of beautifully presented accommodation, complemented by FAR-REACHING FIELD VIEWS and a SOUTH FACING PLOT. The welcoming hall entrance, complete with practical STORAGE and a convenient W.C, leads into a 23' BAY FRONTED SITTING ROOM, seamlessly connecting to a bright GARDEN ROOM with FRENCH DOORS opening onto the outdoor space. The 18' KITCHEN/BREAKFAST ROOM is a true highlight, featuring GRANITE WORK SURFACES, ample cabinetry, and delightful views over the rear garden, while the adjacent RE-FITTED UTILITY ROOM in 2026 ensures every-day functionality. A separate DINING ROOM/STUDY offers flexibility for family gatherings or home working. Upstairs, FOUR well-proportioned BEDROOMS include a PRINCIPAL SUITE with EN SUITE SHOWER ROOM, complemented by a modern family bathroom. Practical enhancements include a 2026 INSTALLED OIL-FIRED COMBI BOILER and REPLACEMENT WINDOWS (2023-2025), ensuring comfort and efficiency. The INTEGRAL GARAGE, with power and lighting, presents excellent storage or potential for conversion (subject to planning), further enhancing this home's versatility.

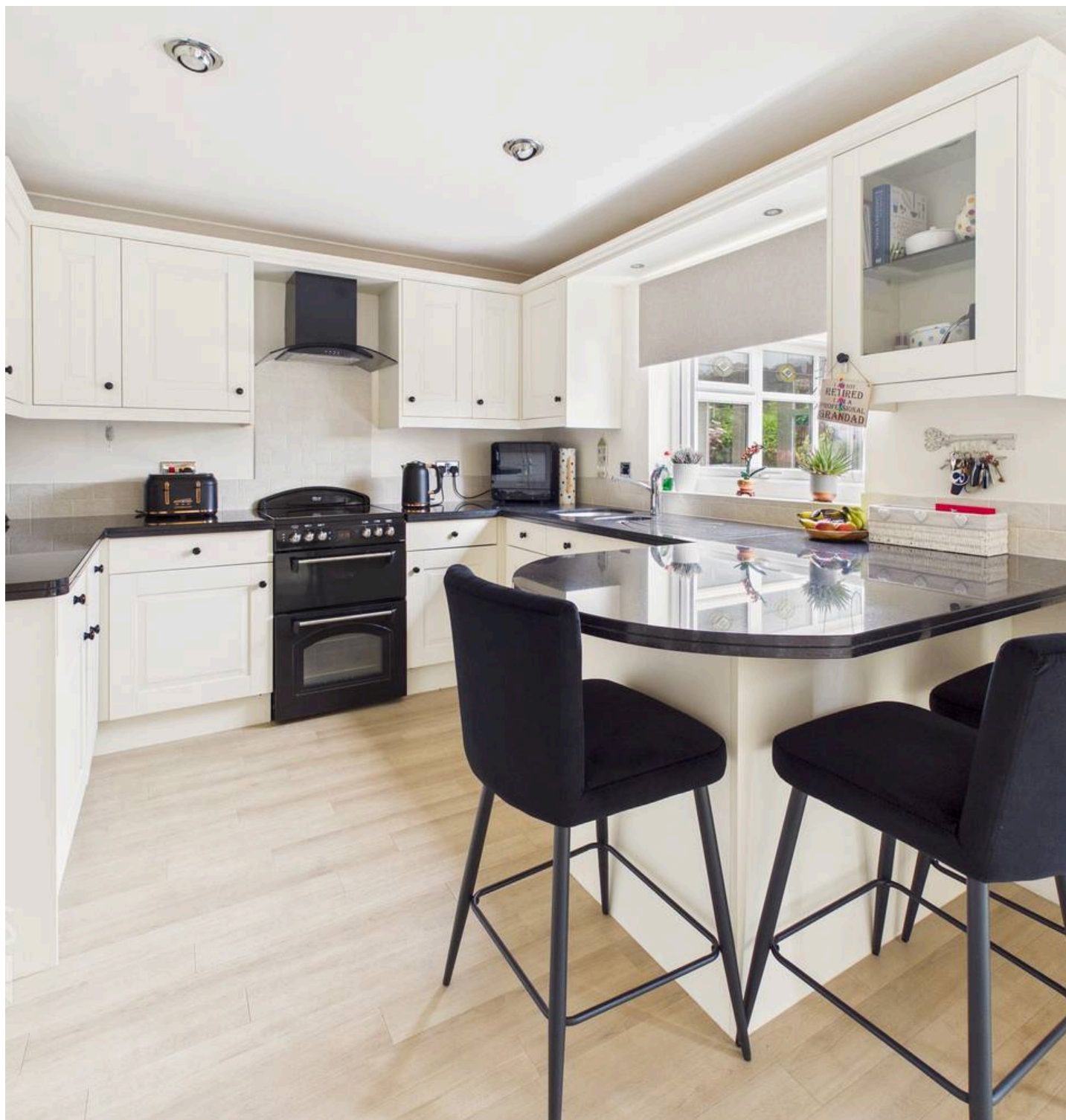
THE GREAT OUTDOORS truly shines with a generous, SOUTH FACING REAR GARDEN, thoughtfully landscaped to provide an inviting and private retreat. Mature planting and established shrubbery frame the lawn, while a spacious PATIO SEATING AREA - accessible directly from the garden room - creates the perfect setting for alfresco dining or entertaining family and friends. The garden is securely enclosed by a combination of brick wall and timber fencing, ensuring peace of mind and a sense of seclusion.

Council Tax band: E

Tenure: Freehold

- Non-Estate Location in a Desirable Village Setting
- Detached Family Home Enjoying Field Views & South Facing Plot
- Approx. 1569 Sq. ft (stms) of Accommodation
- Welcoming Hall Entrance with Storage & W.C
- 23' Bay Fronted Sitting Room & Garden Room with French Doors Leading Out
- 18' Kitchen/Breakfast Room with Granite Surfaces & Garden Views
- Separate Dining Room/Study
- Four First Floor Bedrooms with an En Suite Shower Room & Family Bathroom

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.

#### SETTING THE SCENE

Set back from the road and screened behind mature hedging and timber five bar gate, a shingle driveway opens up with ample off road parking and turning space, with access to the main property and adjacent garage.

#### THE GRAND TOUR

Stepping inside, the entrance hall creates the perfect space to meet and greet guests with stairs rising to the first floor landing, and a useful built-in storage cupboard below. Double doors create a grand entrance to the formal sitting room with a front facing window for natural light and feature fireplace including an inset cast iron wood burner with exposed brickwork and a tiled hearth. French doors open up to the garden room which extends the living space, whilst offering panoramic views of the garden, with tile flooring underfoot and French doors leading out to the rear. From the hall entrance, a useful ground floor W.C can be found along with the ideal dining room, study or snug - enjoying views over the front garden and fitted carpet underfoot. The family friendly kitchen/breakfast room has been finished to a high standard to incorporate granite work surfaces and a range of wall and base level units, along with space for an electric cooker with tiled splash-backs and Amtico flooring underfoot. Integrated appliances include a fridge and dishwasher, with a built in breakfast bar, storage cupboard and door leading to the rear garden. The side lobby offers access to the front and rear garden with a utility room having been recently re-fitted with further storage, attractive splash-backs, space for a fridge freezer and washing machine.

Heading upstairs, the carpeted and galleried landing includes a built-in airing cupboard with doors taking you to the four bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The main bedroom enjoys garden views and a door to a private ensuite shower room, offering attractive tiled splash-backs with a corner shower cubicle and electric shower, storage under the hand wash basin and heated towel rail.

Completing the property, the family bathroom offers a three piece suite with a shaped panel bath including a twin head rainfall mixer shower tap with tiled splash-backs, storage under the hand wash basin and heated towel rail.

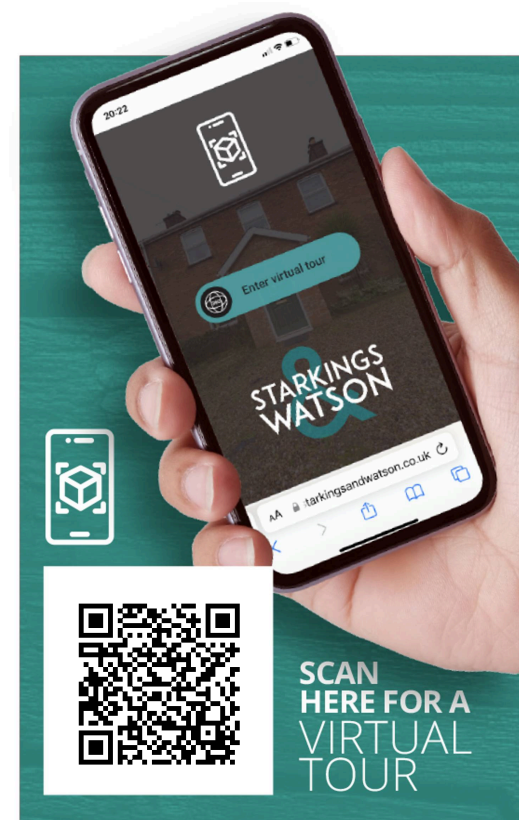
#### FIND US

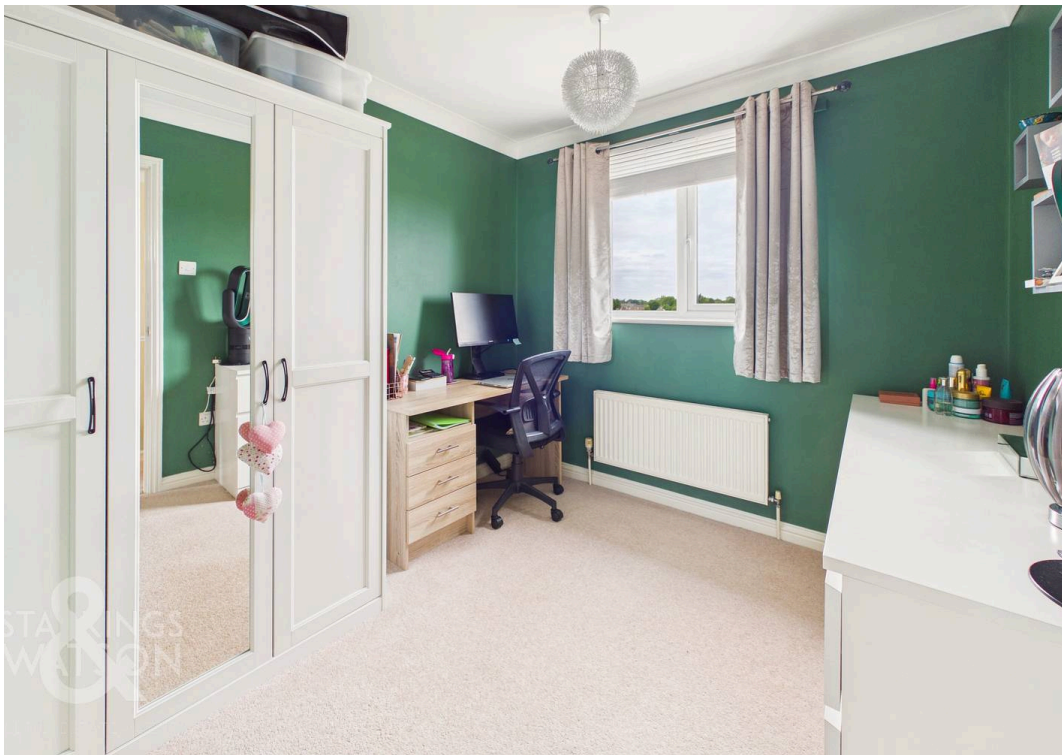
Postcode : NR14 8AL

What3Words : ///lunch.cherished.nets

#### VIRTUAL TOUR

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



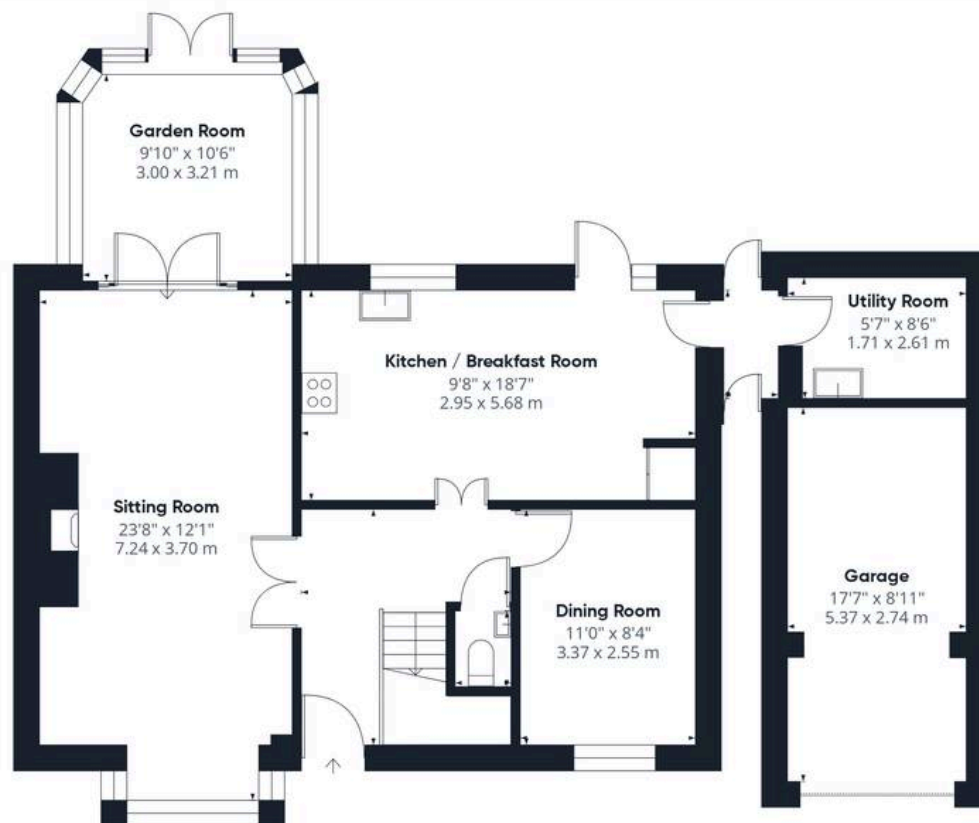




## THE GREAT OUTDOORS

Heading outside, the rear garden offers a south facing aspect, with an abundance of mature planting and shrubbery within the side borders, whilst being enclosed within brick wall and timber fence boundaries. The garden is mainly laid to lawn and includes a patio seating area which extends from the garden room. The useful timber built storage shed sits to one side, whilst the integral garage offers storage and further conversion potential (stp), with an up and over door to front, power and lighting.





Ground Floor



Floor 1



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

1569 ft<sup>2</sup>

145.9 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



## Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • [poringland@starkingsandwatson.co.uk](mailto:poringland@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.