







Barbel Close | Mulbarton | Norwich | NR14 8FG

£475,000

DETACHED HOUSE OVERLOOKING THE GREEN Gilson Bailey are delighted to offer this stunning and beautifully presented, four bedroom detached family home, enviably positioned along a private driveway overlooking an attractive green in the highly sought-after village of Mulbarton. Presented in excellent condition throughout, this impressive modern property offers spacious and well-balanced accommodation perfectly suited to contemporary family living. The ground floor comprises a welcoming entrance hall, generous and inviting lounge, impressive open-plan kitchen/diner providing a fantastic sociable space for family meals and entertaining, a useful separate utility room and convenient WC. Upstairs, there are four well-proportioned bedrooms and a modern family bathroom off landing, with bedroom one enjoying the added luxury of its own en-suite shower room. Outside, the property benefits from a driveway providing off-road parking and leading to a garage, while to the rear is a good-sized, private garden, offering an excellent space for relaxing, entertaining or enjoying the warmer months. Further benefits include double glazing and gas heating. Combining stylish modern accommodation, four bedrooms, excellent presentation, a private garden and a particularly desirable position overlooking the green, this superb property makes a fantastic family home in one of Norfolk's most sought-after villages, so be quick to book a viewing.

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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 Hall
Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge
15'5" x 12'0"
Two double glazed windows, radiator.

Kitchen/Diner
22'6" x 9'6"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, space for fridge/freezer, patio doors, double glazed window, two radiators.

Utility Room
8'7" x 6'1"
Sink and drainer, space for washing machine, cupboard, door to rear, boiler.

WC
4'1" x 2'11"
Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing
Doors to four bedrooms and bathroom.

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Bedroom One
15'7" x 10'2"
Two double glazed windows, radiator, built in wardrobe.

En-Suite
8'5" x 4'11"
Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two
14'2" x 9'8"
Double glazed window, radiator, built in wardrobe.

Bedroom Three
10'5" x 9'3"
Double glazed window, radiator.

Bedroom Four
10'0" x 9'8"
Double glazed window, radiator, cupboard.

Bathroom
8'9" x 5'6"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Lawned garden overlooking the green, driveway providing off road parking leading to the garage.

Outside Rear
Patio area, lawned garden, mature plants and shrubs, enclosed by timber fencing with side gate access.

Local Authority
South Norfolk Council, Tax Band E.

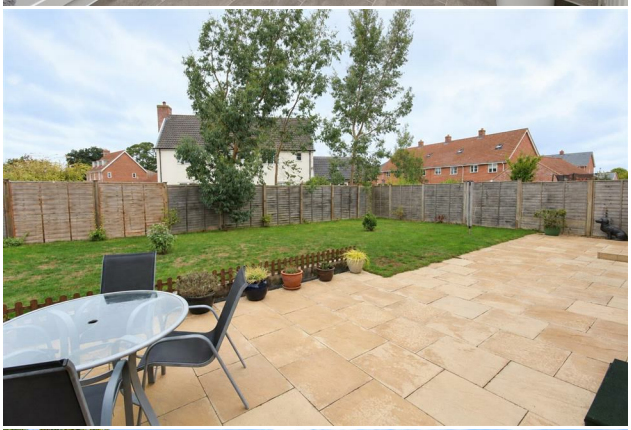
Tenure
Freehold
Service Charge £140 per annum

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.





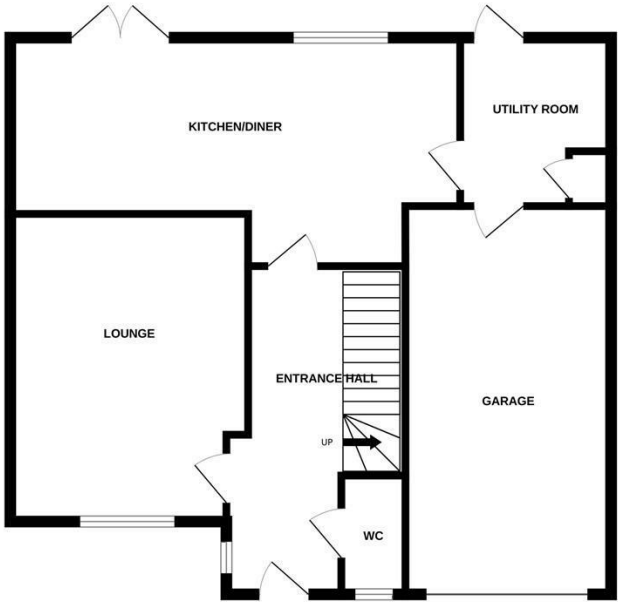




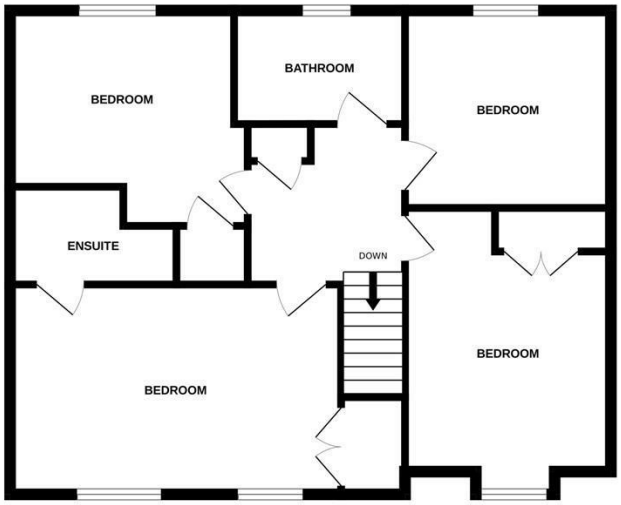
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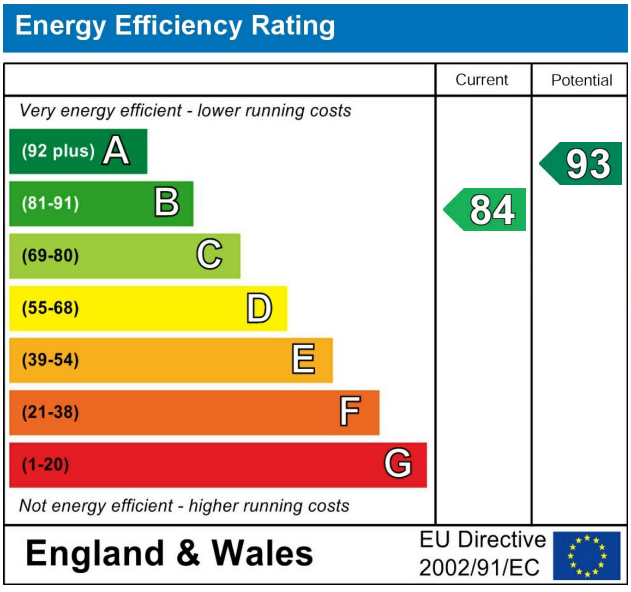
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.