



Catmere Herne, Mulbarton - NR14 8NU

**STARKINGS
& WATSON**

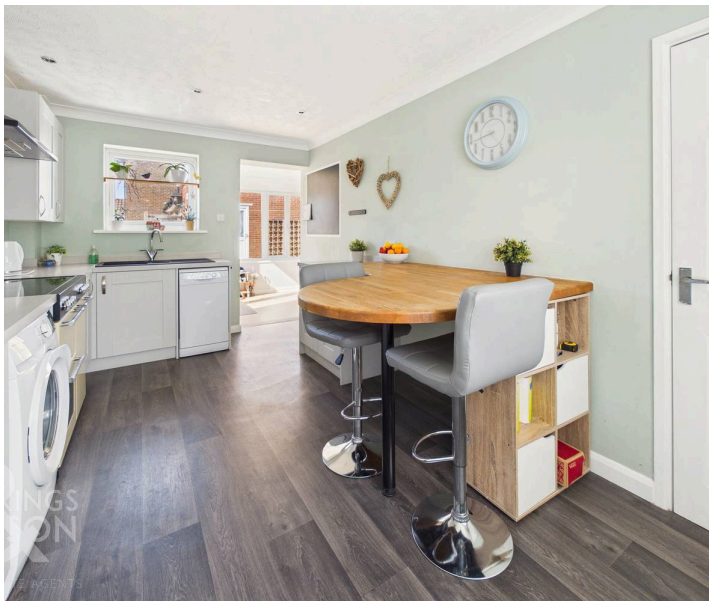
HYBRID ESTATE AGENTS



Catmere Herne

Mulbarton, Norwich

NO CHAIN. This EXTENDED SEMI-DETACHED HOME presents an ideal opportunity for families and professionals alike, offering approximately 870 Sq. ft (stms) of well-planned accommodation. Enjoy the benefits of a 2025 INSTALLED GAS FIRED CENTRAL HEATING WORCESTER BOILER for energy efficiency and peace of mind. Step through the porch entrance into a generous 15' SITTING ROOM, providing a welcoming space for relaxation or entertaining. The 15' KITCHEN impresses with CONTRASTING WORK SURFACES and a SOLID WOOD BREAKFAST BAR, perfect for casual dining or morning coffee. The OPEN PLAN DINING ROOM, featuring garden views and FRENCH DOORS to the patio, seamlessly connects indoor and outdoor living, creating a bright and sociable environment. Upstairs, THREE BEDROOMS offer flexible accommodation for family, guests, or work-from-home requirements. The FAMILY BATHROOM is equipped with a shower, ensuring both functionality and comfort. Practical storage solutions are integrated throughout, supporting an organised lifestyle in this inviting home.



Step outside and discover an ENCLOSED GARDEN framed by timber fence boundaries, providing privacy and security for children and pets. The large patio seating area to the side is ideal for alfresco dining or summer gatherings, directly accessible from the dining room via French doors. A step leads to the main LAWNED GARDEN at the rear, bordered by mature planting and established shrubbery that create a tranquil and attractive backdrop. Gated access brings you to the driveway, offering off-road parking and leading to a GARAGE.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Extended Semi-Detached Home with 870 Sq. ft (stms) of Accommodation With Garage
- Porch Entrance & 15' Sitting Room
- 15' Kitchen with Contrasting Work Surfaces & Solid Wood Breakfast Bar
- Open Plan Dining Room with Garden Views & French Doors to the Patio
- Brand New Boiler
- Three Bedrooms And Family Bathroom with a Shower
- Enclosed Garden with a Large Patio & Lawned Space



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. Mulbarton Primary school is with 10 minutes walk. Local CO-OP 9 minutes walk distance and Mulbarton Surgery with 13 minutes walk. There is also a Social Club, Football Stadium with a very good team, Scout HUB, Local Pub with a beautiful garden all with 14 min walk distance.

SETTING THE SCENE

Enjoying a sweeping corner plot, lawned gardens can be found to the front with a hard standing footpath taking you to the main entrance door. To the rear of the property, a shingle driveway offers off road parking with access to the garage and gated rear garden.

THE GRAND TOUR

Heading inside the entrance porch includes a useful built-in storage area, side facing window and electric fuse box, with a door taking you to the main sitting room. Finished with fitted carpet and with stairs rising to the first floor landing, a door takes you to the adjacent kitchen, whilst an opening takes you to the dining room beyond. Fully open plan and creating a seamless flow with wood effect flooring underfoot, a full width range of uPVC double glazed windows overlook the garden with French doors leading out to the patio seating area, and an opening taking you to the kitchen. Finished with an extensive range of built-in storage, the kitchen offers contrasting work surfaces including a solid wood breakfast bar with space for an electric range style cooker with extractor fan above. Matching up-stands run around the work surface with space provided for a fridge freezer, dishwasher and washing machine, wood effect flooring underfoot and front facing window.

Heading upstairs, the first floor landing leads to the three bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The two larger front facing double bedrooms both include a range of built-in wardrobes. Completing the property, the family bathroom is finished with a three piece suite including a bath with electric shower and glazed shower screen, with tiled splash-backs, vinyl flooring and heated towel rail.

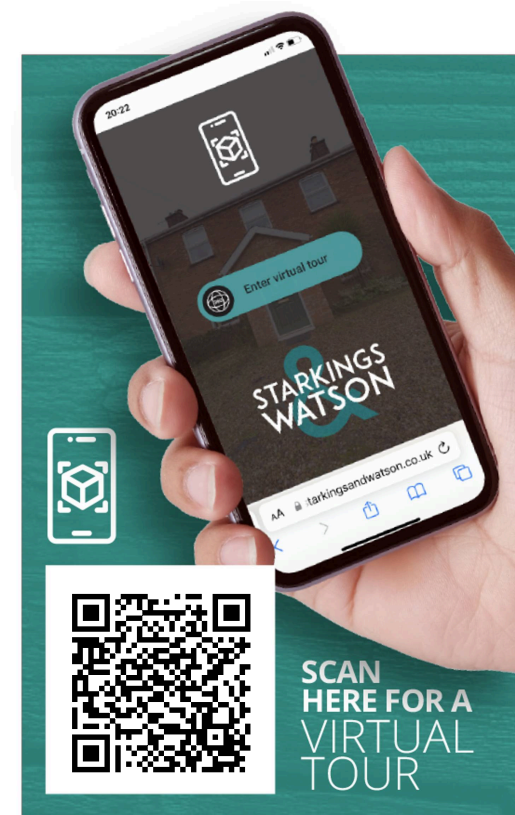
FIND US

Postcode : NR14 8NU

What3Words : ///secret.eradicate.coiling

VIRTUAL TOUR

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







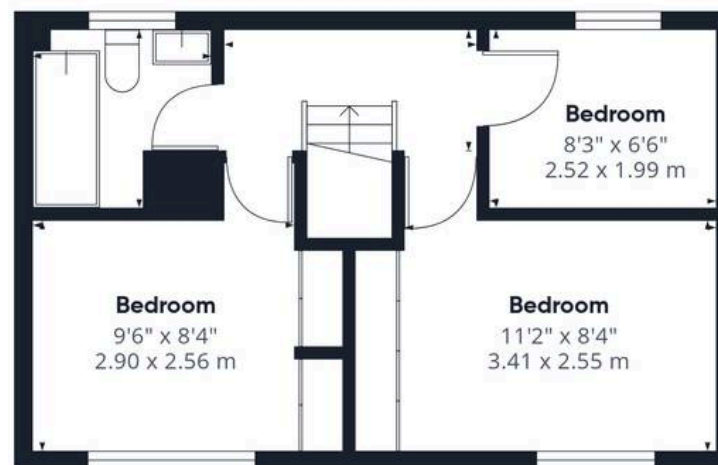
THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within timber fence boundaries, whilst including a large patio seating area to the side of the property. Opening up from the dining room French doors, a step leads to the main lawned garden which sits to the rear, alongside a range of mature planting and shrubbery to the borders. Gated access opens to the driveway, where an up and over door accesses the garage, along with a side door, and storage above.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

870 ft²

80.8 m²

Reduced headroom

17 ft²

1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 • 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 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.