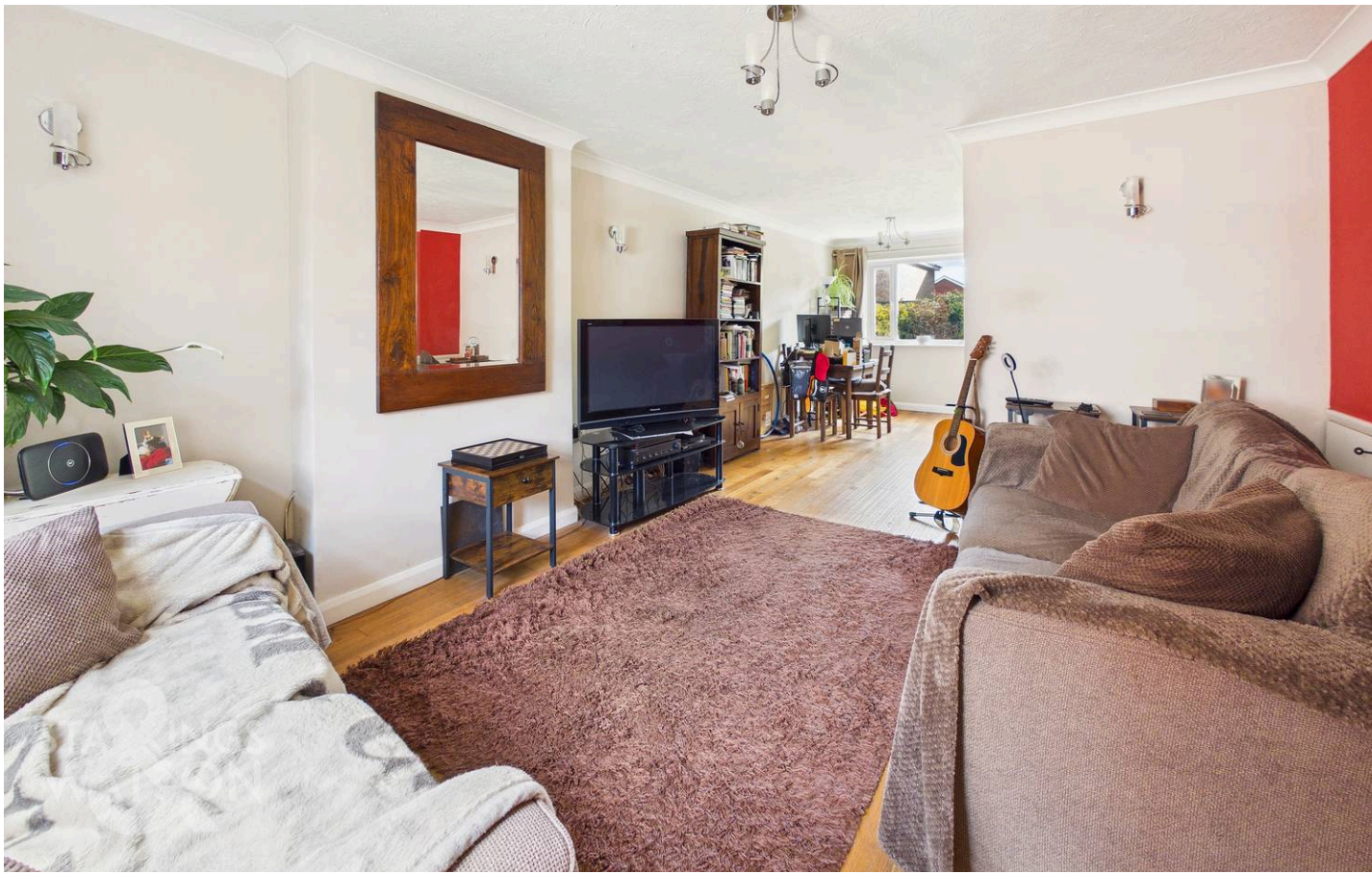




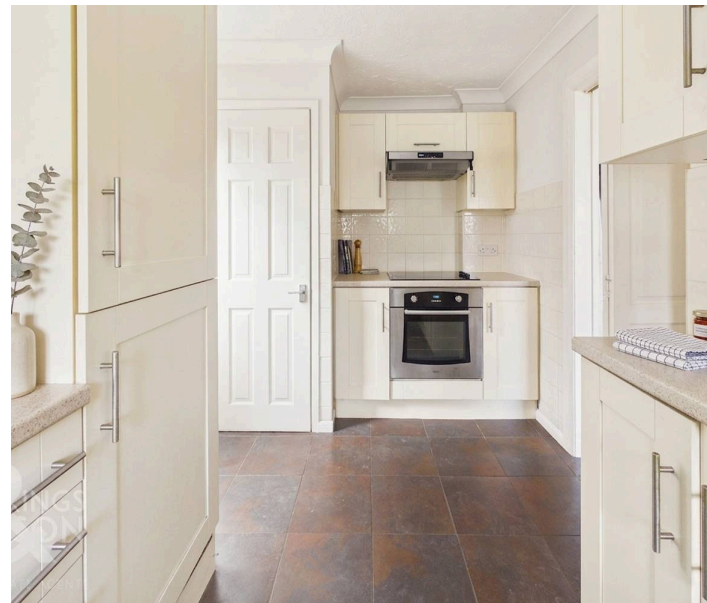
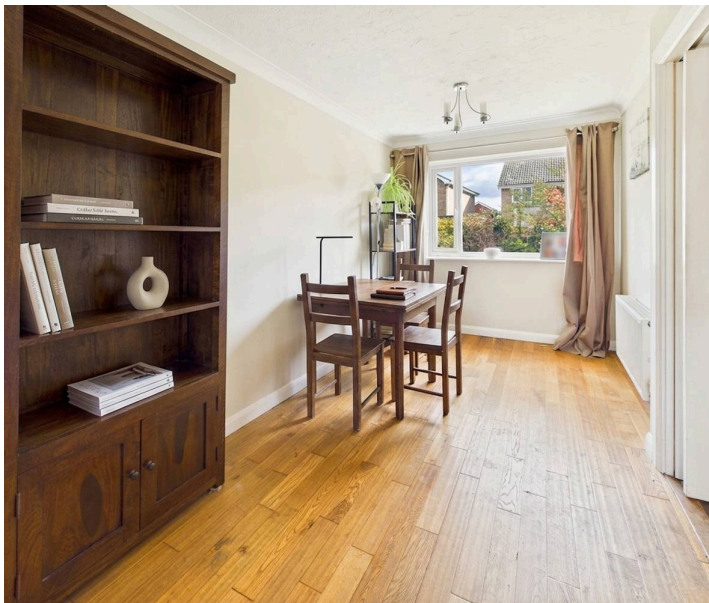
Woodyard Close, Mulbarton - NR14 8AS



## Woodyard Close

Mulbarton, Norwich

NO CHAIN. Situated in a sought-after CUL-DE-SAC LOCATION, this DETACHED FAMILY HOME presents an EXCEPTIONAL OPPORTUNITY for those seeking a property with POTENTIAL TO UPDATE, MODERNISE, and EXTEND (stp). Upon arrival, a welcoming PORCH and HALL ENTRANCE lead into the heart of the home, where a generous 25' DUAL ASPECT SITTING/DINING ROOM offers a light-filled, versatile space for relaxing and entertaining. The well-proportioned KITCHEN enjoys direct access to the GARDEN, providing scope for reconfiguration or expansion to suit modern lifestyles. Upstairs, THREE BEDROOMS cater for family living or home working needs, while the FAMILY BATHROOM features a SHOWER for added convenience. The property's layout is designed for comfort and flexibility, making it ideal for growing families or those looking to create their dream home through refurbishment or extension (subject to planning). With its CLASSIC PROPORTIONS and inviting atmosphere, this residence is ready to be transformed to your personal taste.



Boasting LARGER THAN AVERAGE GARDENS to the side and rear that offer a wealth of possibilities for outdoor living, play, or further development - mature planting and generous lawns provide a PRIVATE, GREEN OUTLOOK. The GATED DRIVEWAY offers secure off-road parking and leads to an ADJOINING GARAGE.

Council Tax band: C  
Tenure: Freehold

- Detached Family Home in a Cul-De-Sac Setting
- Potential to Update, Modernise & Extend (stp)
- Porch & Hall Entrance
- 25' Dual Aspect Sitting/Dining Room
- Kitchen with Garden Access
- Three Bedrooms
- Family Bathroom with Shower
- Larger than Average Gardens to Side & Rear

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

Tucked away in the far corner of the cul-de-sac and approached via a hard standing driveway, off road parking can be found to front with wrought iron gates leading to a side driveway and detached garage.

## THE GRAND TOUR

Once inside, the porch entrance offers the ideal meet and greet space with ample space for coats and shoes, and a further door taking you to a hall entrance where the stairs rise to the first floor landing. A door leads off to the main living space which is fully open plan providing ample room for soft furnishings and a dining table, with wood effect flooring underfoot, and dual aspect windows to front and rear. A door takes you to the adjacent kitchen which offers a u-shaped arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven, with tiled splash-backs and an extractor fan. An integrated dishwasher, fridge freezer and washing machine are included, with a built-in storage cupboard under the stairs and a door taking you to the garden.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors taking you to the three bedrooms - all of which are finished with fitted carpet, uPVC double glazing, and built-in storage. The family bathroom requires some remedial works but includes a three piece suite with a shower over the bath with tiled splash-backs and rear facing uPVC double glazed window.

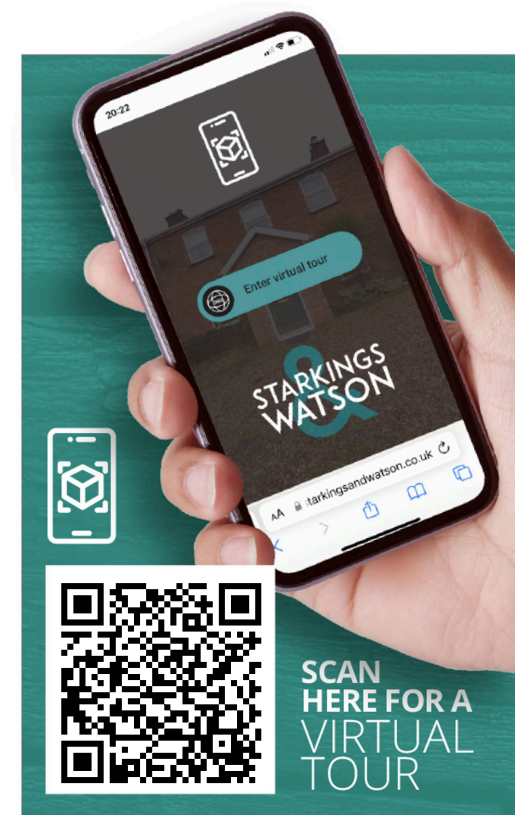
## FIND US

Postcode : NR14 8AS

What3Words : ///laws.rosette.chum

## VIRTUAL TOUR

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







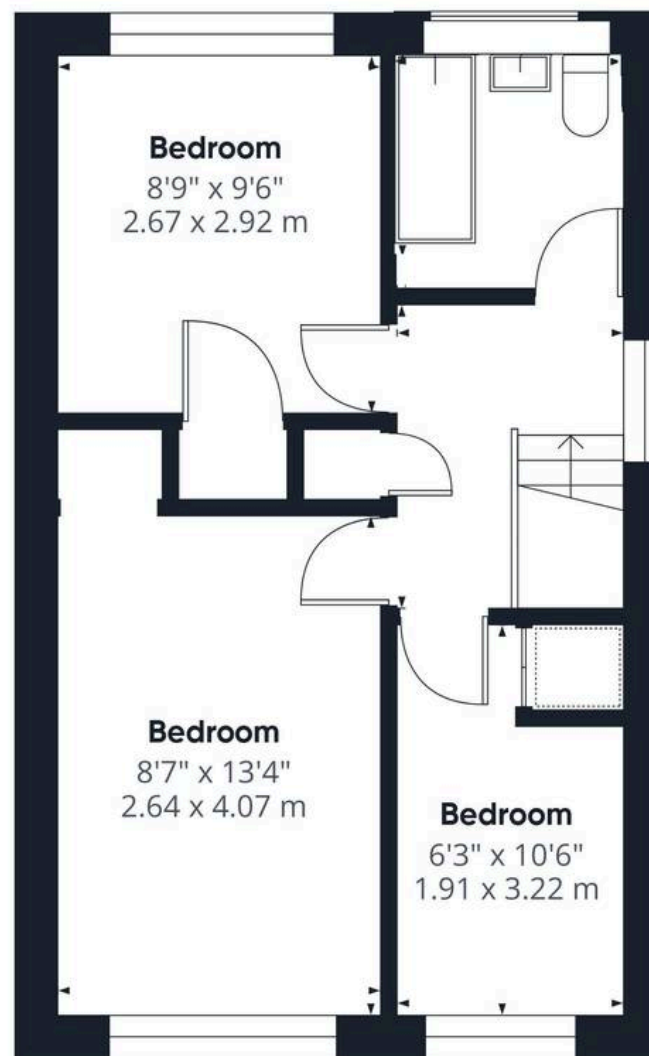
## THE GREAT OUTDOORS

Heading outside, the gardens wrap around to the side and rear offering a large lawned expanse, with enclosed timber fenced and hedge boundaries. A wide array of planting can be found with huge potential to tame the existing greenery and further landscape the garden if required. Clear potential exists to extend the property to the side and rear, subject to planning, whilst at present an open aspect leads to the side driveway. Finally, access leads to the front of the property and detached garage. The garage is accessed via an up and over door to front, with a window to side.





Ground Floor



Floor 1

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

769 ft<sup>2</sup>

71.7 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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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.