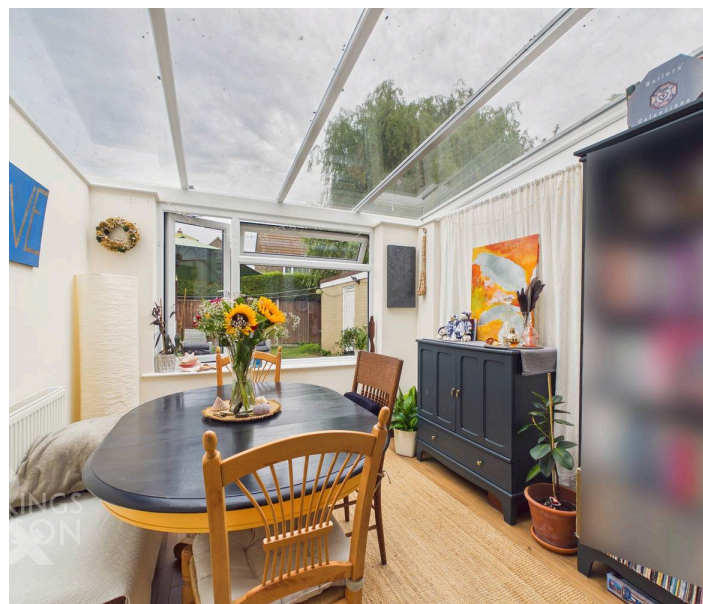
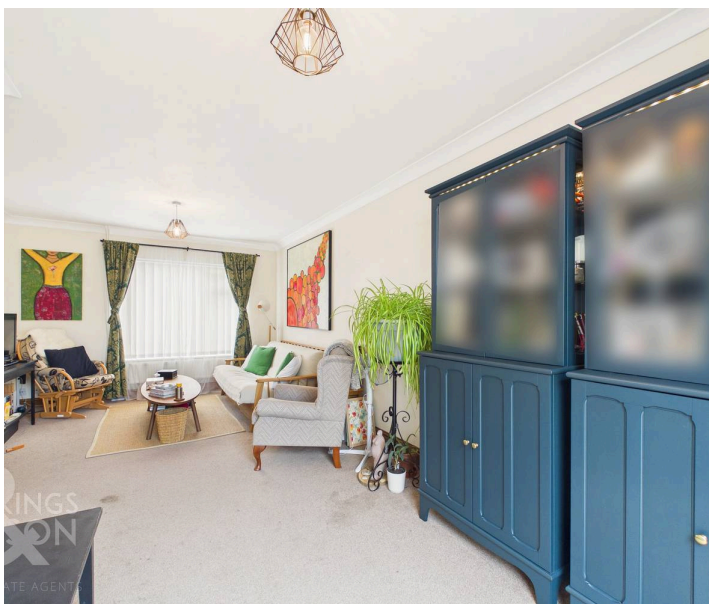




Kestrel Close, Mulbarton - NR14 8BD

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Kestrel Close

Mulbarton, Norwich

NO CHAIN! Occupying a CUL-DE-SAC position close to SCHOOLING and SHOPS within the EVER POPULAR VILLAGE OF MULBARTON, this SEMI-DETACHED family home has been EXTENDED and MODERNISED, to offer an IMMACULATELY presented interior. The living rooms are spacious and include the original SITTING/DINING ROOM and further GARDEN/DINING ROOM beyond, with MODERN kitchen, porch entrance and cloakroom to the ground floor. The first floor offers THREE AMPLE BEDROOMS and modern bathroom. To the outside, the plot on offer is much larger than the average on the street, with a LONG DRIVEWAY providing ample OFF ROAD PARKING for multiple vehicles, and a DETACHED SINGLE GARAGE. The gardens are enclosed, LAID TO LAWN and gated from the driveway providing a good degree of privacy.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Semi-Detached Home Within A Quiet Cul-De-Sac
- Extended Ground Floor Accommodation With Two Reception Spaces
- Porch Entrance & Useful Ground Floor W/C
- Three Bedrooms Off Landing & Family Bathroom
- Enclosed & Private Rear Garden With Lawn and Patio
- Plenty Of Driveway Parking & Single Garage
- Popular Village Setting Close To Norwich With Excellent Transport Links

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

Located on a quiet cul-de-sac street, you will find a hard standing driveway providing parking off road for multiple vehicles leading to the detached single garage with up and over door. To the front there is also a lawned garden with access to the main door leading into the porch.

THE GRAND TOUR

Entering the home via the main entrance door there is an excellent porch with space for coats and shoes which in turn leads into the main hallway with the ground floor W/C off to the left. The hallway provides stairs ahead to the first floor landing as well as understairs storage. There is a door to the left into the reception space and a door to the far end into the kitchen. The modern kitchen provides a range of wall and base level units with rolled edge worktops over. There is space for all white goods including a free standing oven. The gas fired boiler can also be found wall mounted as well as a door leading to the side driveway. The impressive 20' (stms) main reception space provides plenty of space for both sitting and dining with an opening into the extended garden room with a glass roof with views over the garden whilst the garden room is currently used as the dining room.

Heading up to the first floor landing you will find three ample bedrooms and a family bathroom. The main bedroom to the rear offers a built in wardrobe with the second bedroom currently used as a study. The modern family bathroom provides a three piece suite with bath and shower over, w/c and hand wash basin.

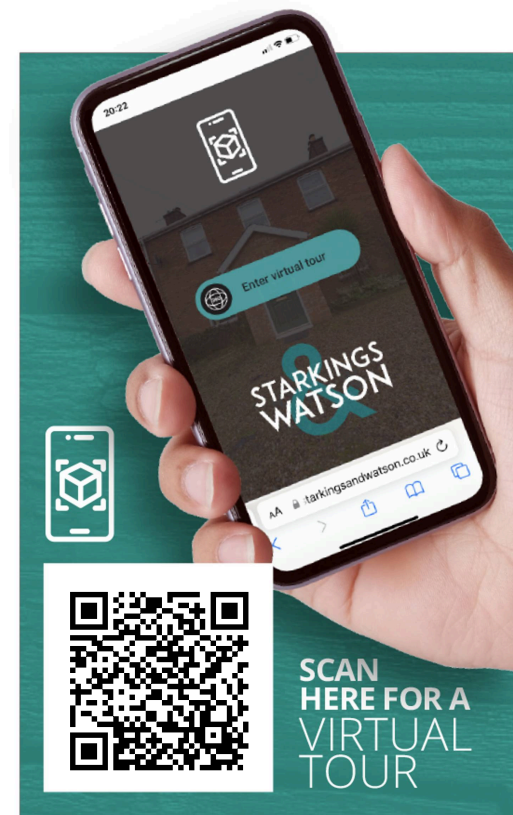
FIND US

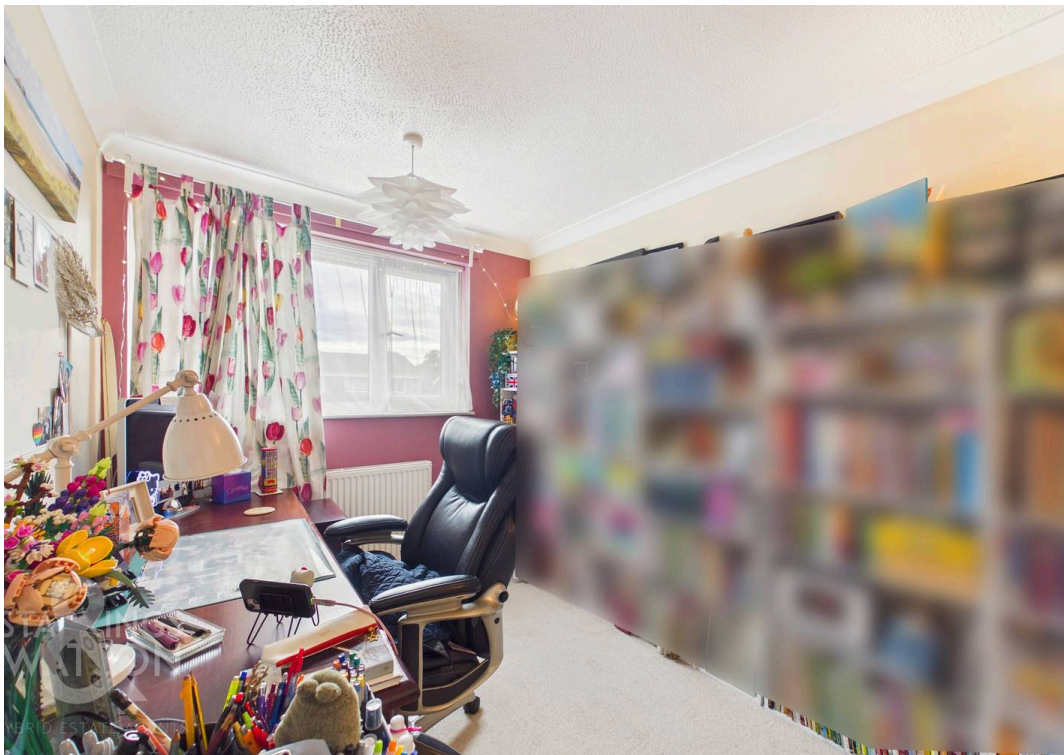
Postcode : NR14 8BD

What3Words : ///voting.blush.stiffly

VIRTUAL TOUR

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



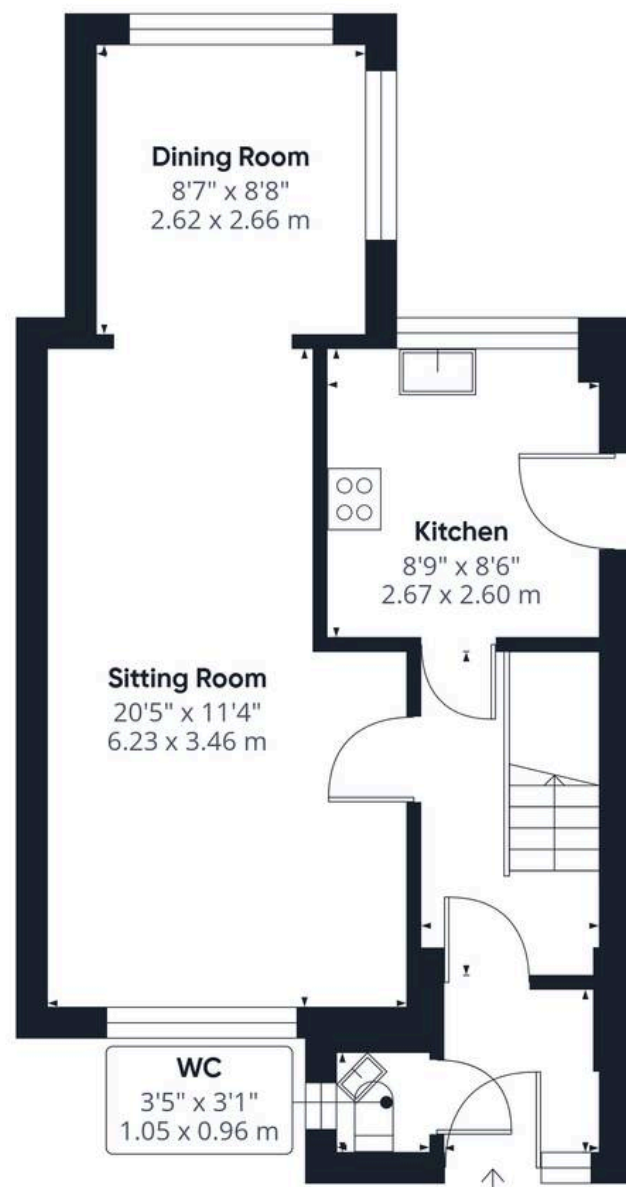




THE GREAT OUTDOORS

Leading from the dining/garden room, French doors open up to a seating area, and main lawned garden. Enclosed with timber fencing and with gated access to the driveway, a side door also leads to the adjacent garage. Outside power and water supplies are provided.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

760 ft²

70.6 m²

(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.