



Bromedale Avenue, Mulbarton NR14

Offers Over £240,000

DONNA VINCENT
exp

- Ref:DV1198
- Stunning two-bedroom end-terrace home
- Beautifully presented throughout
- Spacious lounge & modern fitted kitchen
- Downstairs cloakroom
- Two well-proportioned bedrooms
- Bright conservatory overlooking the garden
- Enclosed rear garden
- Allocated parking and walking distance to the local Co-op
- No onward chain

Council Tax Band: B

Tenure: Freehold

Introduction

Situated on a popular residential development and within easy walking distance of the local Co-op, this stunning and exceptionally well-presented two-bedroom end-terrace home offers stylish, low-maintenance living in a convenient location.

Beautifully maintained throughout, the property is ready to move straight into and is ideal for first-time buyers, investors or those looking to downsize. The accommodation comprises a welcoming lounge, a modern kitchen, downstairs cloakroom and a bright conservatory overlooking the rear garden. Upstairs are two well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property benefits from an enclosed rear garden and allocated parking, completing this superb home.

Presented in fabulous condition throughout, with no onward chain, this is a wonderful opportunity to purchase a home that combines comfort, style and convenience in one of the area's most sought-after developments.

Ground Floor

Entrance Hall Front entrance door leading into the entrance hall. Stairs rising to the first floor, radiator and doors leading to the kitchen, lounge and downstairs cloakroom.

Cloakroom Fitted with a low-level WC and wash hand basin. Tiled flooring, radiator and an obscured window to the side aspect.

Kitchen Fitted with a range of wall and base units incorporating a quartz worktop with inset sink unit and tiled splashbacks. Built-in gas hob with double oven below and cooker hood above. Space for a washing machine, dishwasher and tall fridge/freezer. Wall-mounted gas boiler, tiled flooring and window to the front aspect.



Lounge A spacious and well-presented reception room enjoying an aspect to the rear. Two radiators, built-in cupboard housing the tumble dryer and useful understairs storage cupboard. Fully glazed door leading through to the conservatory.

Conservatory A lovely addition to the property, of UPVC construction on a brick base with tiled flooring. Twin opening doors provide direct access to the enclosed rear garden, creating an ideal space to relax and enjoy the outdoors.

First Floor

Landing Built-in airing cupboard housing the hot water cylinder, radiator and doors leading to both bedrooms and the family bathroom.

Bedroom 1 A well-proportioned double bedroom with a built-in triple wardrobe providing hanging rail and shelving. Window to the rear aspect and radiator.

Bedroom 2 A further double bedroom with a built-in triple wardrobe offering hanging rail and shelving. Window to the front aspect, radiator and access to the loft space.

Bathroom Fitted with a three-piece suite comprising a panelled bath with mixer tap, shower attachment and folding glass shower screen, low-level WC and wash hand basin. Chrome heated towel rail and obscured window.



Outside A paved pathway leads to the front entrance door. The property enjoys an attractive outlook over a green open space and is complemented by decorative shingle borders with a variety of mature plants and shrubs, extending to the side of the property.

The enclosed rear garden has been thoughtfully landscaped and features an Indian sandstone patio, ideal for outdoor entertaining, together with a lawned area and a timber garden shed. The garden is enclosed by timber fencing and benefits from a rear gate providing access to the allocated parking area.

AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

ANTI-MONEY LAUNDERING REGULATIONS - We are required by law to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance, and in ensuring the accuracy and continuous monitoring of these checks. Our partner, Movebutler, will carry out the initial checks on our behalf. They will contact you once your offer has been accepted, to conclude, where possible, a biometric check with you electronically.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.

Important Information Regarding Referral Fees

In accordance with the Estate Agents (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may offer certain services to sellers and purchasers from which we may receive a referral fee upon completion.

Specifically:

For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT). For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		