







20 Otter Drive I I Mulbarton I NR14 8QG

£260,000

RENOVATED BUNGALOW TUCKED AWAY ON A SPACIOUS PLOT Gilson Bailey are delighted to offer this simply stunning and beautifully renovated, two bedroom semi-detached bungalow, tucked away on a deceptively spacious plot in the highly sought after village of Mulbarton. Stylishly modernised and presented in excellent condition throughout, this impressive home offers bright, spacious and beautifully finished accommodation, allowing the lucky new owners to move straight in and enjoy. The accommodation comprises a welcoming entrance porch, generous lounge/diner perfect for relaxing and entertaining, modern fitted kitchen, useful utility room, two well-proportioned bedrooms and a stylish contemporary bathroom. Outside, the property really comes into its own with a garage and driveway providing off-road parking to the front, while to the rear is a fantastic large wrap-around lawned garden, providing an abundance of outside space together with a private patio area ideal for alfresco dining, summer entertaining and relaxing in the warmer months. Further benefits include double glazing, gas heating and excellent condition throughout following its renovation. Combining stylish single-storey living, fantastic outside space and a desirable village location, this wonderful bungalow would make an exceptional first time purchase or perfect choice for those looking to downsize, so be quick to book a viewing.

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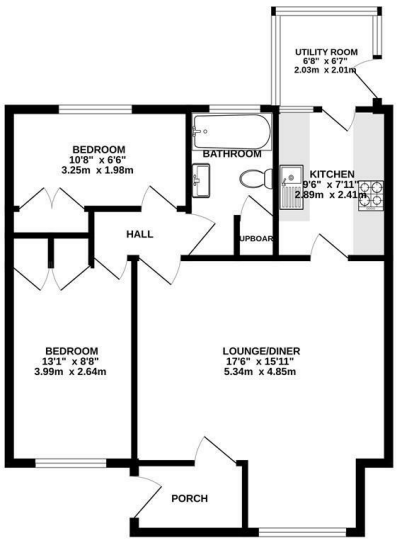
GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 710sq.ft. (66.0 sq.m.) approx.
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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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 Porch
Door to:

Lounge/Diner
Double glazed window, radiator.

Kitchen
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and dishwasher, double glazed window, door to rear.

Utility
Space for washing machine, door to garden.

Bedroom One
Double glazed window, radiator, built in cupboards.

Bedroom Two
Double glazed window, radiator, built in wardrobe.

Bathroom
Panelled bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, mirror with light surround, frosted double glazed window.

Outside Front
Driveway providing off road parking leading to a single garage.

Outside Rear
Large lawned garden to the rear and side and a patio seating area all enclosed by timber fencing with side gate access.

Local Authority
South Norfolk Council, Tax Band B.

Tenure
Freehold

Utilities
Cable broadband.
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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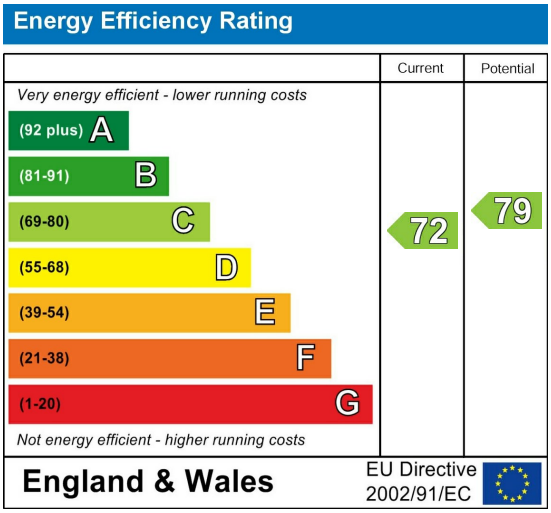

Local Authority

South Norfolk Council, Tax Band B

Tenure

Freehold

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.