



Thrush Close, Mulbarton - NR14 8JF

**STARKINGS
& WATSON**

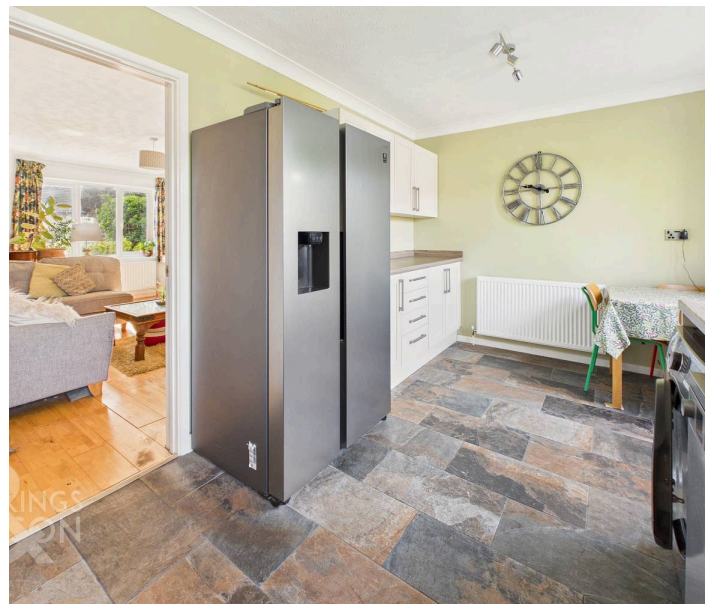
HYBRID ESTATE AGENTS



Thrush Close

Mulbarton, Norwich

EXTENDED SEMI-DETACHED FAMILY HOME IN A SOUGHT-AFTER CUL-DE-SAC. This impressive property offers versatile living space and a highly desirable location, perfect for families seeking comfort and convenience. The 16' SITTING ROOM provides a welcoming retreat for relaxing or entertaining, while the 15' KITCHEN/DINING ROOM is well-equipped and opens directly onto the garden, creating a seamless indoor-outdoor flow. A valuable addition is the ground floor STUDY/BEDROOM with a contemporary shower room, ideal for guests, multi-generational living, or home working. Upstairs, three well-proportioned bedrooms and a modern FAMILY BATHROOM cater to family life with ease. The DOUBLE DRIVEWAY ensures parking is never an issue, accommodating multiple vehicles with ease. With its flexible layout, this home offers excellent potential for adapting to the evolving needs of a growing family. The rear GARDEN is a true highlight, featuring a generous lawn bordered by timber panelled fencing and mature hedging for a HIGH DEGREE OF PRIVACY. The property backs onto open green space, providing an OPEN REAR ASPECT that enhances the sense of space and tranquillity.



Council Tax band: C

Tenure: Freehold

- Extended Semi-Detached Family Home
- Cul-De-Sac Setting Close to Amenities
- 16' Sitting Room
- 15' Kitchen/Dining Room with Garden Access
- Ground Floor Study/Bedroom with Shower Room
- Three First Floor Bedrooms & Family Bathroom
- Double Driveway Parking
- Spacious Lawned Garden with an Open Rear Aspect

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

Occupying end of cul-de-sac setting, the property is approached via a hard standing driveway with off road parking for several vehicles and a wide variety of mature planting to the front. A further hard standing storage area can be found to the side of the main entrance door, with a hedge boundary running to the left hand side.

THE GRAND TOUR

Stepping 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 the hall entrance beyond. Attractive tiled flooring and stairs rise to the first floor landing, with the main sitting room leading off - centred on a feature fireplace with wood effect flooring underfoot and a front facing window. A door takes you to the kitchen/dining room beyond, with an L-shaped arrangement of wall and base level units, with space for a gas cooker, and an extractor fan above. Attractive split face tiling creates a focal point to the room, with space for a fridge freezer, dishwasher and washing machine, with tiled flooring underfoot. A further range of storage units sit to the corner, with room for a breakfast table, and a door leads to the rear garden. A built-in storage cupboard can be found under the stairs, whilst doors lead off to the ground floor, study/bedroom and shower room. Finished with fitted carpet, the study/bedroom offers a versatile range of uses with a front facing window for excellent natural light. Sitting adjacent, the shower room offers a modernised white three piece suite including a walk-in double shower cubicle with an electric shower, tiled walls and heated towel rail.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors taking you to three bedrooms, with the main bedroom including a built-in double wardrobe and fitted carpet. The second bedroom enjoys garden views to the rear, and the third bedroom includes a recess for storage above the stairs. Completing the property,

the family bathroom includes a white three piece suite with a panelled bath including an electric shower and glazed shower screen.

FIND US

Postcode : NR14 8JF

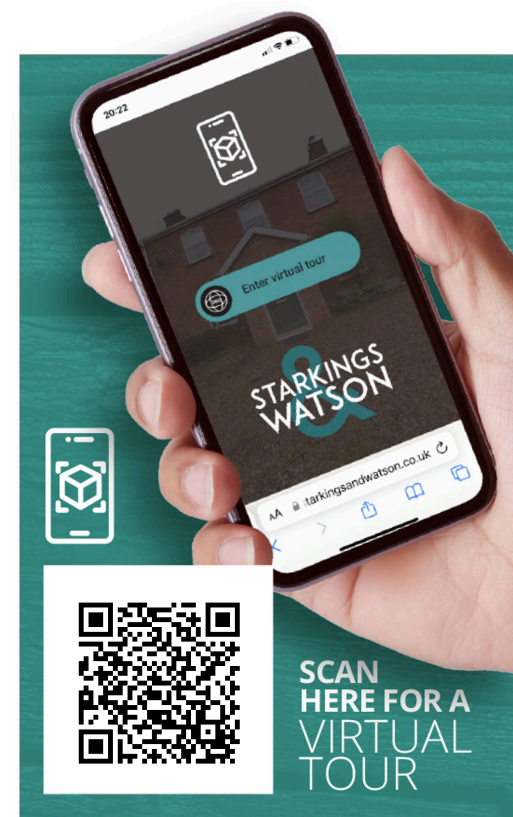
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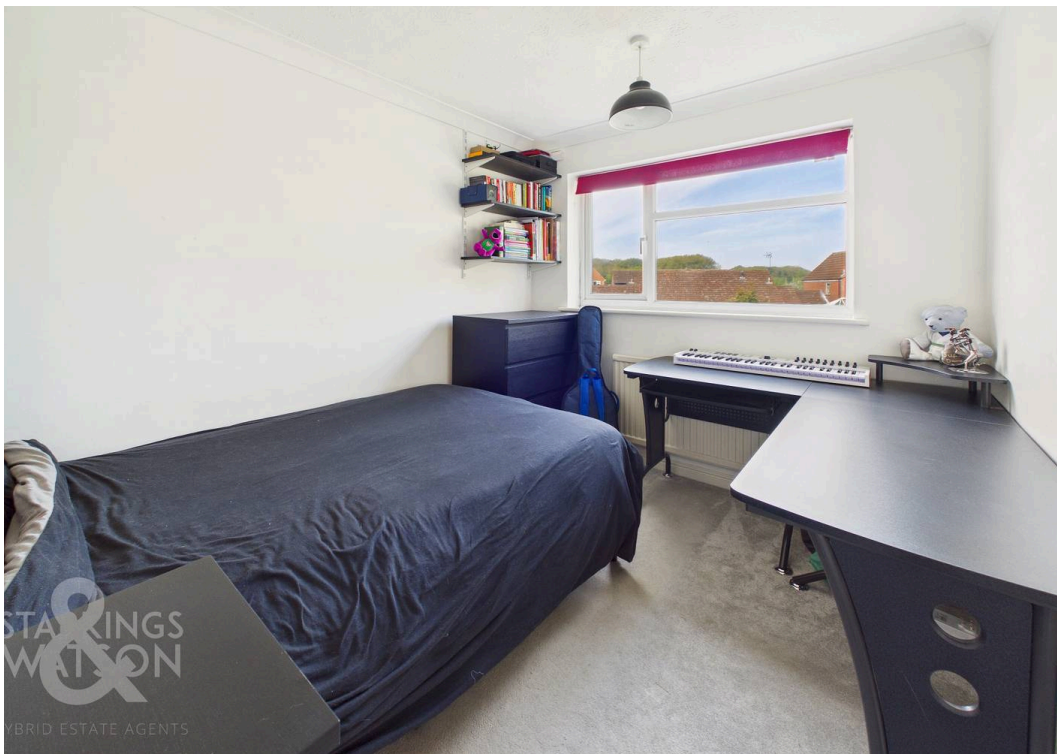
VIRTUAL TOUR

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

AGENTS NOTES

The adjoining garage does not belong to this property. The trampoline within the garden is excluded from the tenancy.

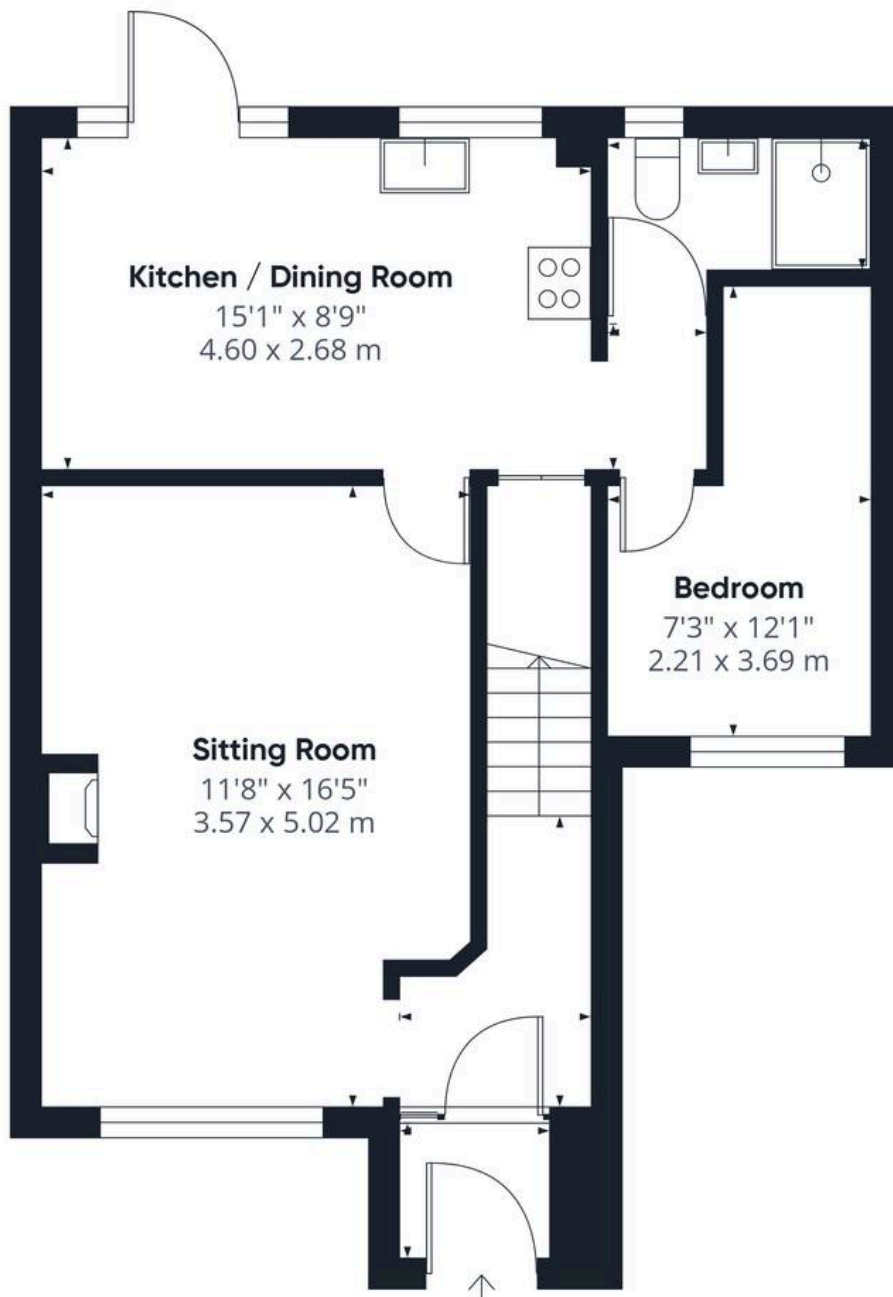




THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within a range of timber panelled fencing and mature hedging, offering a high degree of privacy. Backing onto green space, a patio area runs across the width of the property with an outside water supply and rear gated access.





Floor 1

Approximate total area⁽¹⁾

839 ft²
78 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.

GIRAFFE 360





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