



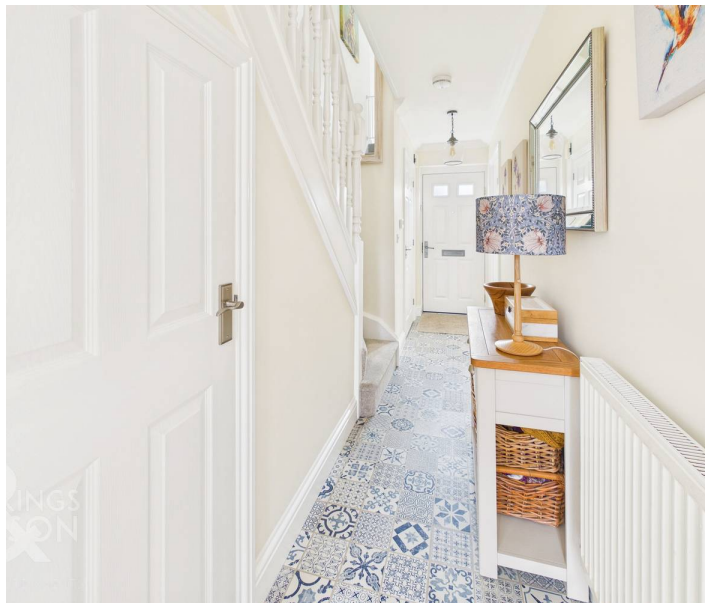
Bromedale Avenue, Mulbarton - NR14 8GZ



Bromedale Avenue

Mulbarton, Norwich

Presenting an IMMACULATE, MODERNISED TERRACED STYLE HOME offering approximately 1154 SQ. FT (stms) of beautifully appointed accommodation, this property seamlessly blends CONTEMPORARY LUXURY with functional family living. Step through the HALL ENTRANCE, where ATTRACTIVE FLOORING, practical storage, and a convenient W.C. set the tone for the high specification finish throughout. The spacious 15' SITTING ROOM, complete with double doors, flows effortlessly into the RE-FITTED 17' BESPOKE HIGH-END KITCHEN, designed for both everyday living and entertaining. THREE DOUBLE BEDROOMS await upstairs, each featuring individual and BESPOKE WARDROBES to maximise storage and style. The principal bedroom boasts a MODERNISED LUXURY EN SUITE SHOWER ROOM, while the remaining bedrooms are served by a FAMILY BATHROOM. Every detail has been carefully considered, from the quality finishes to the flexible living spaces, including a CENTRAL HEATING BOILER installed in 2021, making this home ideal for a variety of buyers seeking comfort, style, and practicality.



The GARDENS offer an equally impressive space, fully landscaped to create an inviting and private retreat. An EXTENDED PORCELAIN PATIO seating area leads directly from the kitchen, providing the perfect spot for al fresco dining or relaxing with friends. The CENTRAL LAWN is bordered by mature planting and shrubbery, creating a green outlook, with direct access to the INTEGRAL GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modernised & Immaculate Terraced Style Home
- Approx. 1154 Sq. ft (stms) of Accommodation with a High Specification Finish
- Hall Entrance with Attractive Flooring, Storage & W.C
- 15' Sitting Room with Double Doors to the Re-fitted 17' Bespoke Kitchen
- Three Double Bedrooms with a Range of Individual & Bespoke Wardrobes
- Family Bathroom & Modernised Luxury En Suite Shower Room
- Generous Enclosed Gardens with an Extended Patio & Central Lawns
- Double Width Resin Driveway & Integral Garage



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

Approached via a double resin driveway, an attractive frontage is enclosed behind mature hedging, with an area of artificial grass and a wealth of mature planting. Access leads to the integral garage and main front door.

THE GRAND TOUR

Once inside, the hall entrance offers an attractive meet-and-greet space, with an eye-catching tiled effect flooring, while stairs rise to the first landing with a built-in storage cupboard sitting below. A door leads off to the ground floor W.C, which has been updated and modernised to include a vanity unit with an inset hand wash basin, tiled splash-backs and continued tile effect flooring. The main sitting room includes a feature fireplace - creating a focal point to the room, with wood effect flooring, front-facing window, and double doors to the adjacent kitchen. Having been updated and modernised to include a bespoke high-specification kitchen with composite work surfaces, this light and bright room enjoys ample space for soft furnishings or a dining table, with a door leading out directly to the rear garden. The kitchen includes integrated cooking appliances with an inset electric ceramic hob and built-in electric oven, with extractor fan above. Under cupboard lighting runs around the work surface, with an integrated dishwasher and washer/dryer, alongside space for an American-style plumbed-in fridge-freezer.

Heading upstairs, the carpeted landing includes a large built-in airing cupboard and loft access hatch (with a boarded storage area and pull-down ladder) above, with doors leading off to the three bedrooms and family bathroom. The main bedroom sits to the front of the property, with fitted carpet underfoot and a front-facing window with attractive wood panelling and a range of bespoke high-specification wardrobes, with integrated storage and lighting. A private ensuite leads off with a modernised and contemporary look, including a three-piece suite with a walk-in shower cubicle and thermostatically controlled shower with extensive built-in storage and an inset hand wash basin. The second bedroom enjoys dual aspect views to front and rear, with a further range of bespoke storage and desking, with the third bedroom being finished with fitted carpet and built-in storage cupboard. The family bathroom offers a three-piece suite including a mixer shower tap over the bath, with tiled splash-backs and tiled effect flooring.

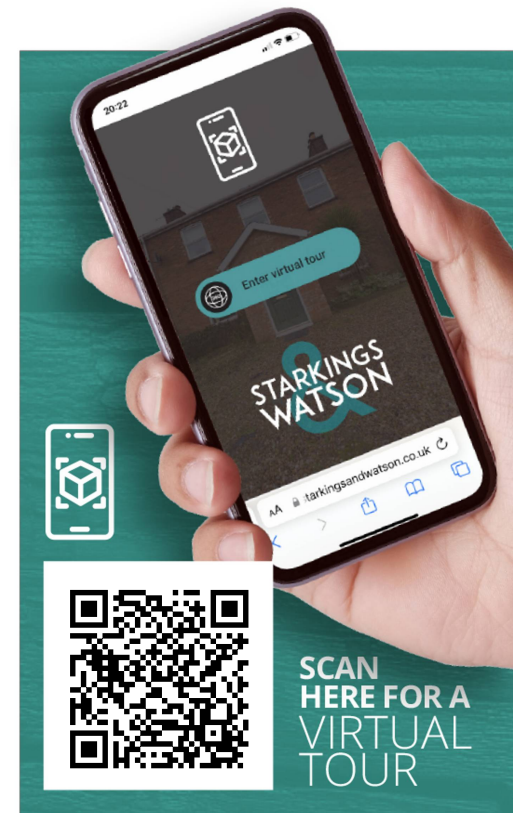
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VIRTUAL TOUR

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



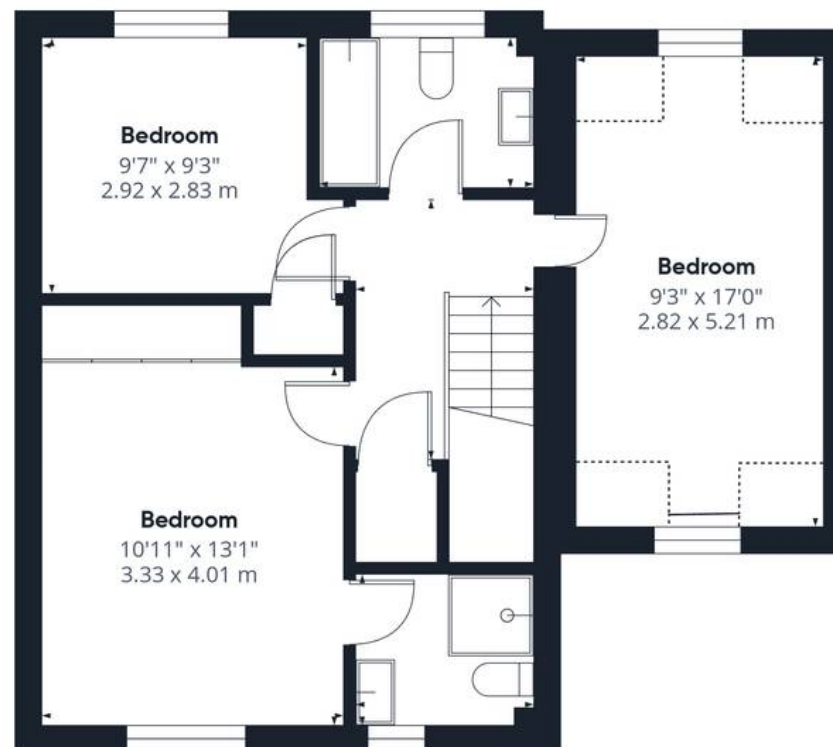




THE GREAT OUTDOORS

Heading outside, the rear garden has been fully landscaped to include new timber fence boundaries and an extended porcelain patio seating area leading directly from the kitchen. Laid to lawn, the gardens are bordered with a range of mature planting and shrubbery, alongside a shingled area to one side and access to the garage. The garage is entered via an up and over door to front and rear door, whilst offering ample storage, wall-mounted gas-fired central heating boiler, power and lighting.





Approximate total area⁽¹⁾

1154 ft²

107.2 m²

Reduced headroom

28 ft²

2.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.