



Lark Rise, Mulbarton - NR14 8EE



## Lark Rise

Mulbarton, Norwich

With an UPDATED and MODERNISED INTERIOR, this EXTENDED link-detached home enjoys some 900 Sq. ft (stms) of accommodation including a 13' INTEGRAL GARAGE. Finished with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, the accommodation comprises a HALL ENTRANCE and 16' SITTING ROOM. The 15' KITCHEN/DINING ROOM runs across the rear of the property, with EXTENSIVE built-in cupboards and INTEGRATED COOKING APPLIANCES. There is room to dine, whilst PATIO DOORS LEAD out to the GARDEN, and a SEPARATE UTILITY ROOM leads off with space for LAUNDRY appliances. The additional W.C is a real bonus! Upstairs, THREE BEDROOMS lead off the landing, including the main bedroom with a large BUILT-IN WARDROBE, and further family bathroom including a SHOWER over the bath. Outside, the GARDEN enjoys an area of LAWN and DECKING, whilst being FULLY ENCLOSED and with an NON-OVERLOOKED rear boundary.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Sought After Residential Location
- Hall Entrance & 16' Sitting Room
- Modernised 15' Kitchen/Dining Room
- Separate Utility Room & W.C
- Three Bedrooms
- Family Bathroom with Shower
- Useful Integral Garage
- Garden with Non-Overlooked 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.

#### SETTING THE SCENE

Set back to the road and approached via a lawned front garden, off road parking is found to front, where the current vendor is also using the front garden for additional parking. The garage is integral whilst the hall entrance leads through from the uPVC double glazed front door.



## THE GRAND TOUR

With tiled flooring underfoot and stairs rising to the first floor landing, the hall entrance offers a welcoming meet and greet space with a door taking you to the formal sitting room, with a window facing to front and feature fireplace. Wood effect flooring runs underfoot with a door taking you to the kitchen/dining room with an open plan feel and garden views. This light and bright space offers a u-shaped arrangement of wall and base level units, with wood effect work surfaces and integrated cooking appliances including a gas hob and built-in eye level electric double oven with an extractor found above. Wood effect flooring runs underfoot with space for a dining table, adjacent to the sliding patio doors which take you to the outside. A dishwasher is integrated whilst a useful built-in storage cupboard can be found under the stairs. The adjacent utility room houses the remaining white goods including a fridge freezer and laundry appliances including a washing machine and tumble dryer, with further built-in storage units, wall mounted gas fired central heating boiler and door taking you to the rear garden. Integral access leads to the garage via an inner hall, along with a ground floor WC with a white two piece suite and attractive tiled splashbacks.

Heading upstairs, the three bedrooms lead off the landing, with a useful built-in airing cupboard, window to side and loft access hatch. The larger bedroom includes a built in wardrobe and feature panelling to the main wall, the second bedroom facing to the rear garden and the third bedroom including a built-in storage cupboard and wood effect flooring. Completing the property is the re-fitted family bathroom with a white three piece suite including a wall mounted hand wash basin, thermostatically controlled rainfall shower and tiled splash-backs.

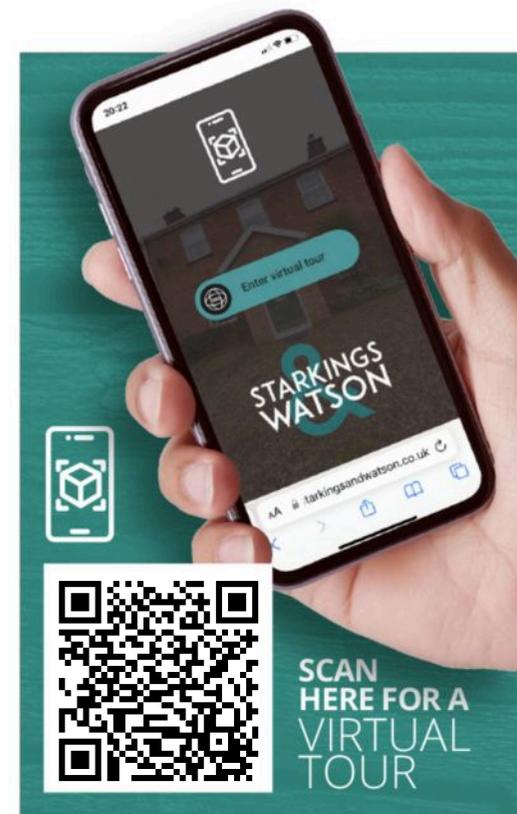
## FIND US

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## VIRTUAL TOUR

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



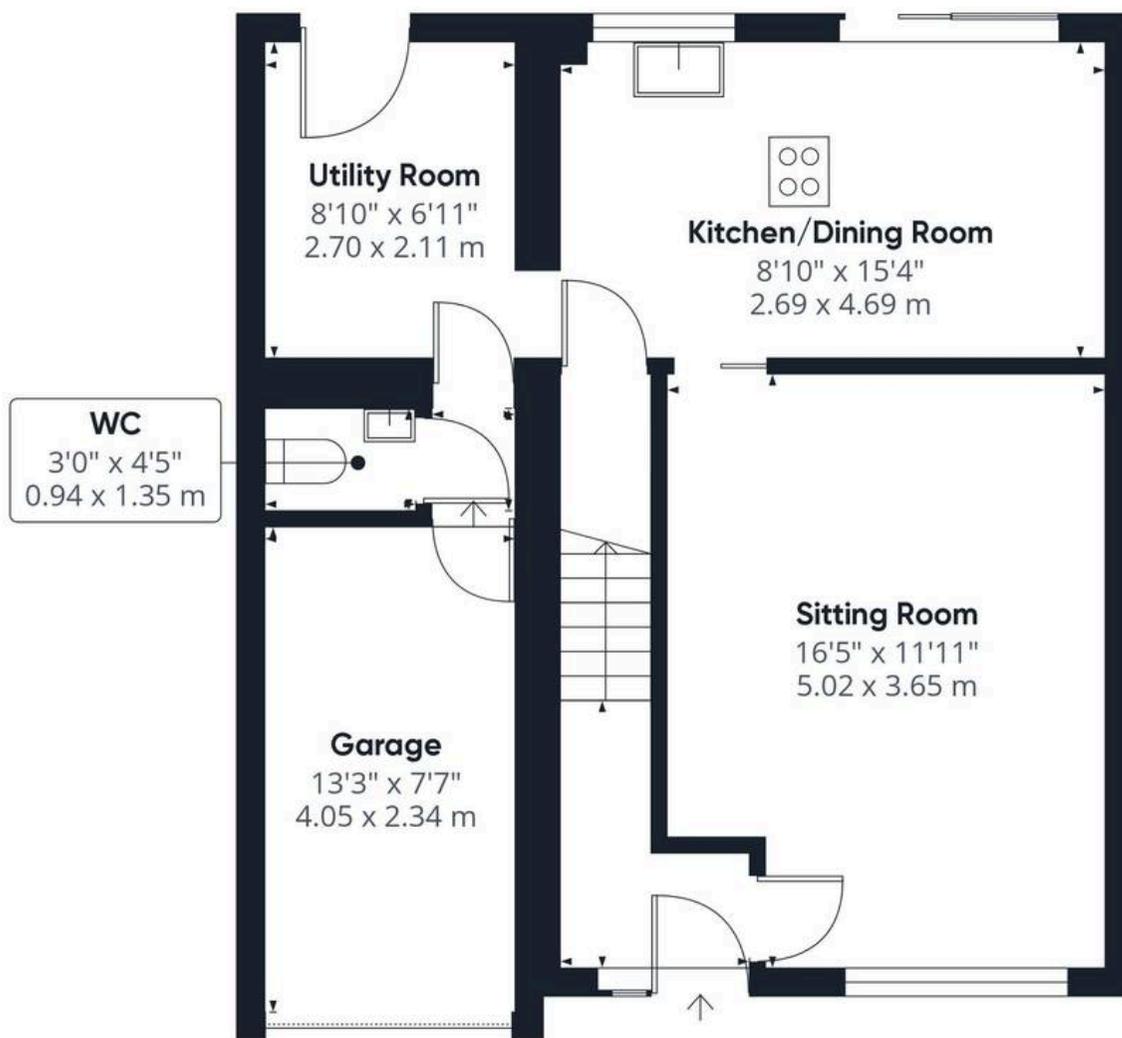




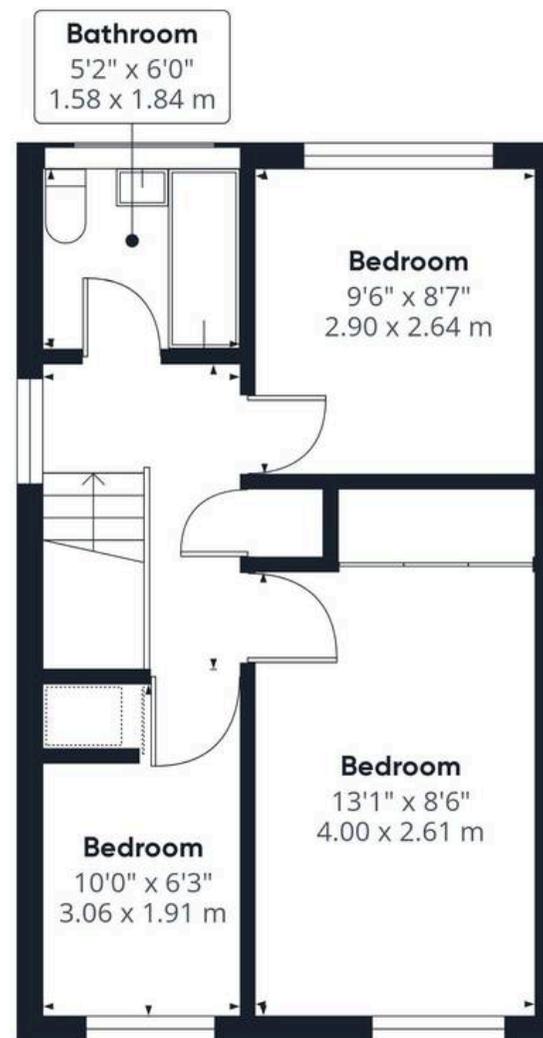
## THE GREAT OUTDOORS

Fully enclosed, the garden maintains a private non-overlooked rear aspect with enclosed timber fenced boundaries. A large raised decked seating area leads from the kitchen patio doors, with raised beds, along with a further shingled seating area and timber storage shed to the far corner. The garage is integral and includes an up and over door to front, built-in storage units, power and lighting.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

900.71 ft<sup>2</sup>

83.68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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