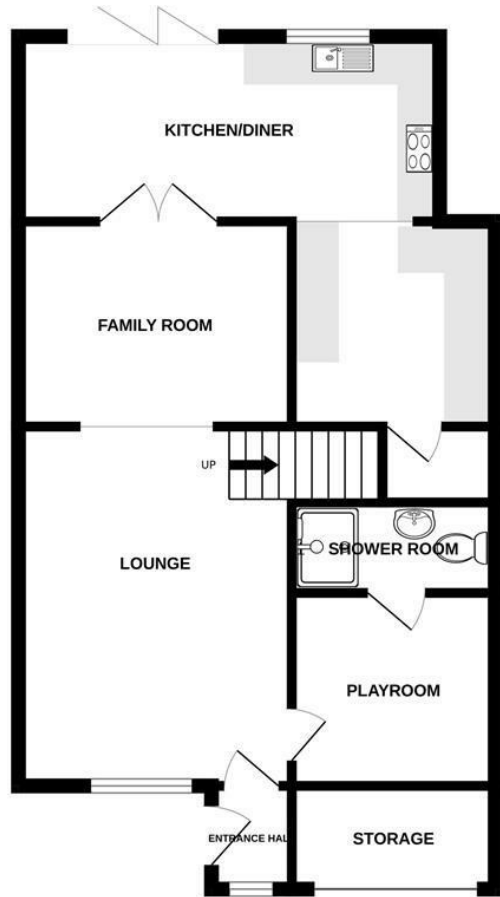
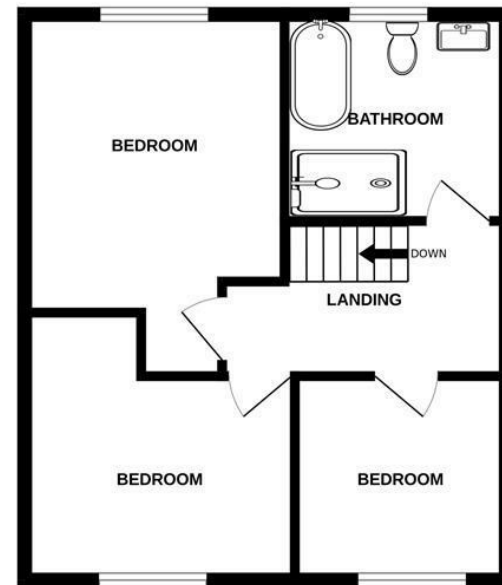


GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



5 Otter Drive | Mulbarton | Norwich | NR14 8QG

Guide Price £375,000

****GUIDE PRICE £375,000 - £400,000 EXTENDED DETACHED MODERNISED FAMILY HOME****
 Gilson Bailey are delighted to offer this stunning, extended and beautifully modernised three-bedroom detached home, tucked away within a quiet cul-de-sac in the highly sought-after village of Mulbarton. Stylishly presented throughout and perfectly designed for modern family living, the accommodation comprises an entrance hall, a cosy lounge, a versatile family room, a breathtaking kitchen/diner ideal for entertaining, a useful playroom converted from the former garage and a contemporary shower room to the ground floor. Upstairs, there are three well-proportioned bedrooms and a sleek modern bathroom accessed off the landing. Outside, the property continues to impress with a driveway providing off-road parking and a private enclosed rear garden featuring a well-maintained lawn and patio seating area, perfect for relaxing and outdoor dining. Benefiting from double glazing, gas central heating and immaculate condition throughout, this exceptional home offers the perfect blend of space, style and practicality, making it an ideal choice for families looking to settle in one of South Norfolk's most desirable village locations.



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.

<https://www.gilsonbailey.co.uk>
01603764444

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 Hall

Doors to:

Lounge 14'3" x 10'10"

Double glazed window, radiator, stairs to first floor.

Family Room 10'10" x 8'1"

Radiator.

Kitchen/Diner 16'9" x 15'7"

Fitted wall and base units with Quartz worktops over, sink and drainer with hot water tap, fitted hob and oven, space for fridge/freezer, washing machine, tumble dryer and dishwasher, bi-fold patio doors, roof skylights, double glazed window, understairs cupboard.

Playroom 8'0" x 7'8"

Shower Room 8'3" x 2'6"

Shower cubicle, low level WC, hand wash basin, heated towel rail.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'6" x 10'11"

Double glazed window, radiator.

Bedroom Two 10'11" x 10'3"

Double glazed window, radiator.

Bedroom Three 8'3" x 8'0"

Double glazed window, radiator.

Bathroom 8'3" x 8'2"

Rolltop bath, large shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Driveway providing off road parking.



Outside Rear

Lawned garden, patio seating area, mature plants and shrubs, timber shed, enclosed by timber fencing with side gate access.

Local Authority

South Norfolk District Council, Tax Band C.

Tenure

Freehold

Utilities

Fibre to the cabinet.
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.

