



Mulberry House  
Guilers Lane | Spooner Row | Norfolk | NR18 9LJ

# TOP TIER



“This wonderful home is packed with eco-features that make it super economical to run, even though it’s incredibly spacious. A modern build finished to a high specification, it’s beautiful inside and out and the materials, fixtures and fittings testify to the quality – no expense has been spared here. A stunning and sociable property, filled with light and beautifully proportioned, where your energy bills are pretty much non-existent, this really is a gem.”



# KEY FEATURES

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- A Wonderful Detached Contemporary Family Home situated in the Village of Spooner Row
- Five Bedrooms and Four Bath/Shower Rooms
- The Principal Bedroom benefits from Walk-In Wardrobes and an En-Suite Shower Room
- Kitchen/Dining Room with Separate Utility Room
- Two Reception Rooms, a Study and Ground Floor WC
- Enclosed Landscaped Gardens approaching 0.5 of an acre include a Terrace with Pergola and a Greenhouse
- Triple Garage, Storage Room Above and Attached Plant Room
- The Accommodation extends to 2,784sq.ft
- Energy Rating: B

In the desirable village of Spooner Row, close to the A11 and to Wymondham, within easy reach of Norwich, this contemporary property sits comfortably in a good size, south-facing garden. It's been built to an exceptional standard with a focus on creating a home that's well set for the future. Unusually for a large property, it has an B rating, thanks to all the care that's been taken to produce a quality, environmentally-friendly home that's incredibly efficient.

## A Happy Home

The property was finished in 2012 and when the owners first came across it, the eco-credentials intrigued them. They came to view and fell in love with the space and the setting and have been very happy in their home. It's enabled them to embrace life in a country village community, enjoy travel across the area (this is an excellent location) and to have the space to host their extended family. It works just as well with a houseful as it does when the two of them are home alone, demonstrating its suitability as a family home, or perhaps even for multiple generations. At any age, the lifestyle here is an enviable one.

## Going Above And Beyond

The property has a ground source heat pump, underfloor heating throughout, solar panels with a feed in tariff that covers their energy costs, rainwater harvesting and more. The ground floor is finished with polished concrete, which is beautiful, durable and low maintenance, and the house has a heat recovery ventilation system to improve air quality, reduce heat loss and minimise humidity.





# KEY FEATURES

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## Light And Bright

The kitchen is a highlight, a sociable space with a sleek, contemporary design. There's room for a good size table in here and you have doors to the south and to the west, so the sunlight streams in. To one side of the house is a generously proportioned, dual aspect sitting room with a feature fireplace. To the other side is a family room where the owners have fitted floor to ceiling bookshelves, creating a library. There's also a study, utility room and cloakroom. Upstairs, the principal bedroom is another highlight, with walk-in wardrobes and a stylish shower room, plus doors to a Juliet balcony framing the views. There are two other en-suite double bedrooms, plus an additional two bedrooms that share a beautiful bathroom with walk in shower and feature freestanding bath. Altogether, this is perfect for a large family, or for grandparents looking for room for visiting family but still wanting a home that's easy to care for.

## A Superb Setting

Outside the garden is a delight. The owners are keen gardeners – and it shows. There's a greenhouse, plus a sunny terrace with a pergola offering shade. If you have little ones, or grandchildren, it's a safe garden where they can play. Spooner Row has a pub that's popular with foodies, so if you don't feel like cooking, just pop there and you can feast to your heart's content. The village is also well placed for access across the area, being close to the A11 and to Wymondham for shops, schools and more. Norwich is around 20 minutes from here. The owners love to head over to Cambridge or down to Southwold, so there's plenty to explore across the area. This is also the ideal location if you travel regularly for work, as you can get out of the county easily and down to Stansted or London.





























# INFORMATION

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## On The Doorstep

Spooner Row has a village school, gastro pub and railway station with trains linking the village to both Norwich and Attleborough and then onto Cambridge. The nearby market town of Wymondham, famous for its Abbey is about 3 miles and has excellent shopping, banking and transport facilities as well as good schools including Wymondham High School and the highly regarded Wymondham College.

## How Far Is It To?

Norwich, the cathedral city and regional centre of East Anglia is about 13 miles to the north, whilst Diss is about 13 miles to the south and again both Norwich and Diss have mainline railway connections to London Liverpool Street.

## Directions

Leave Norwich via the A11 Newmarket Road and after bypassing Wymondham on the A11 turn left signposted Wymondham, Morley, Besthorpe and Spooner Row onto the B1172. At the 'T' junction at the top of the slip road turn left onto Station Road towards Spooner Row. Continue straight onto Guiler's Lane and the property can be found shortly after on the right hand side.

## Services, District Council and Tenure

Ground Source Heat Pump, Solar Panels, Mains Water

Private Drainage via Klargestar

Fibre Broadband Available - Vendor uses BT

Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

South Norfolk District Council - Council Tax Band F

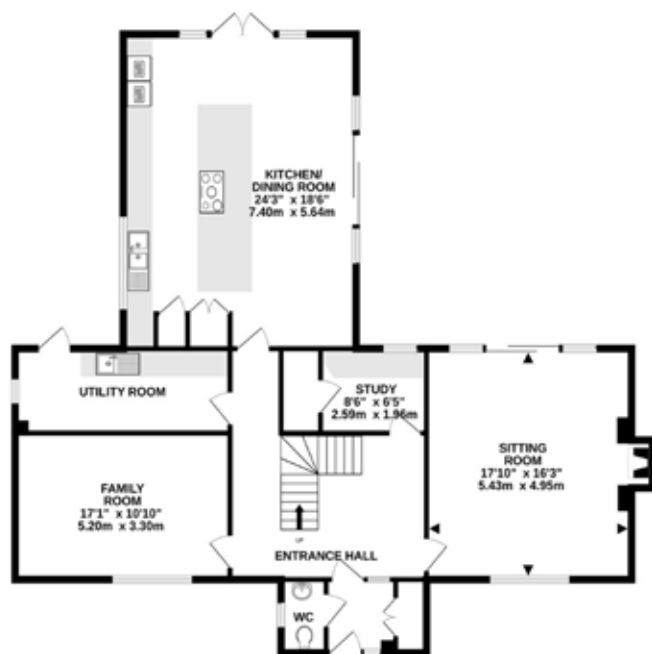
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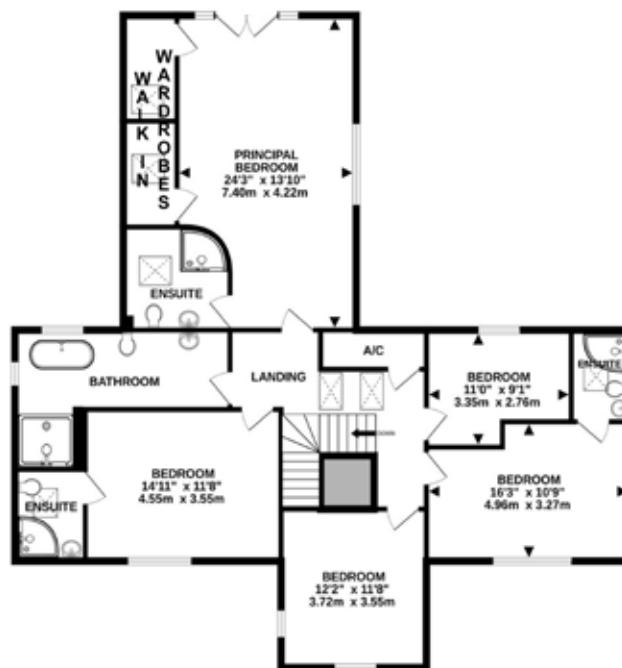
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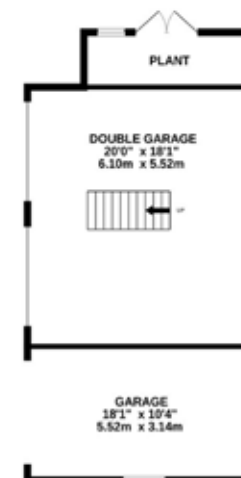
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GROUND FLOOR  
1286' N.E. (128.7' N.E. x 1.0' N.E.) APPROX.



1ST FLOOR  
1287' N.E. (128.8' N.E. x 1.0' N.E.) APPROX.



GARAGE GROUND FLOOR  
107' N.E. (107.0' N.E. x 1.0' N.E.) APPROX.



GARAGE 1ST FLOOR  
303' N.E. (303.0' N.E. x 1.0' N.E.) APPROX.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2784 sq.ft. (258.6 sq.m.) approx.  
TOTAL FLOOR AREA : 3746 sq.ft. (348.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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This property requires an Energy Performance Certificate, which is in the process of being done

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.  
For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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