



Tench Close, Mulbarton - NR14 8FX



Tench Close

Mulbarton, Norwich

This MODERN semi-detached TOWNHOUSE occupies a SOUGHT AFTER HOPKINS HOMES development, with over 1100 Sq. ft (stms) of accommodation, private GARDENS and a GARAGE with DRIVEWAY to the rear. The accommodation is arranged over THREE FLOORS, with a FLEXIBLE LAYOUT which allows for reception space to two floors if required. Once inside the HALL ENTRANCE leads to the cloakroom, with doors to the 16' SITTING ROOM and 17' KITCHEN/DINING ROOM which offers FRENCH DOORS to the garden beyond. With DOUBLE DOORS between the living and kitchen spaces, this family home is IDEAL for ENTERTAINING. Upstairs the middle floor offers TWO DOUBLE BEDROOMS along with an EN SUITE shower room and family bathroom. The top floor is dedicated to a MAIN BEDROOM SUITE with a WALK-IN WARDROBE and further EN SUITE SHOWER ROOM. To the outside, the GARDEN is landscaped with LAWN and DECKING, whilst the GARAGE has been racked out for storage.



Council Tax band: C

Tenure: Freehold

- End-Terrace Townhouse with Approx. 1041 Sq. ft (stms) of Accommodation
- Hall Entrance with Cloakroom
- Sitting Room with Wood Flooring
- Kitchen/Dining Room with French Doors
- Three Double Bedrooms
- Two En Suites & Family Bathroom
- Landscaped Gardens
- Garage & Parking

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 a corner plot, lawned gardens with a low level hedged front boundary sweep around the exterior. A hard standing stepped pathway leads to the front door. The parking is located to the rear of the property, accessed on the footpath or via a side access gate from the rear garden.

THE GRAND TOUR

With a composite door to front, wood effect flooring flows underfoot, whilst an alarm control panel and thermostat heating control are found to the walls. Stairs lead up to the first floor with a useful storage cupboard under. A useful modern white cloakroom is to the right, pleasantly decorated and finished with tiled splash backs. Heading to the sitting room, windows face to the front and side, with wood effect flooring under foot. Double doors open to the kitchen/dining room where your eye is immediately drawn through the French doors to rear. The kitchen offers an array of storage with integrated cooking appliances including a gas hob and electric double oven with an extractor fan above. Space for a fridge freezer, washing machine and dishwasher is provided. Versatile tiled flooring is laid, with space for a table to one side. The carpeted stairs lead to a landing with built-in storage. The family bathroom is located on this level, with tiled splash backs and flooring, along with a shower over the bath. The rear facing bedroom is the smallest but still able to fit a double bed. The front bedroom is the larger en suite bedroom with a built-in double wardrobe and wood effect flooring under foot. The en suite offers a white suite with tiled splash backs, and is presented in good condition. The final set of stairs lead to the main bedroom, once again with wood effect flooring, and the addition of a walk-in wardrobe. The en suite includes a double shower cubicle and tiled splash backs.

FIND US

Postcode : NR14 8FX

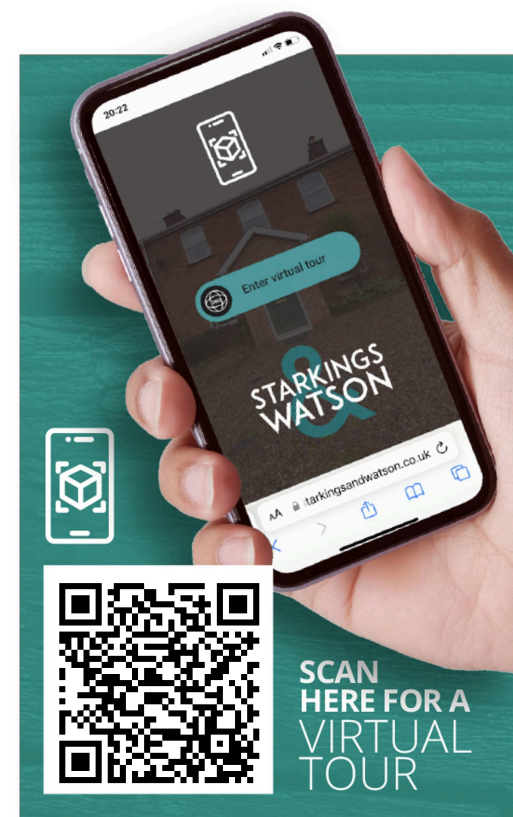
What3Words : ///reporters.buildings.inspector

VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge for the upkeep of the communal green space is charged in the region of £130 PA.







THE GREAT OUTDOORS

The rear garden has been pleasantly landscaped, making use of the space within the fenced exterior. A large patio can be found to the rear where the French doors step out, with timber decking running front to back on the left - ideal for a bin store, and where the side gate comes into the garden. With outside power, lighting and water supplies, the main garden is laid to lawn, with a range of timber sleeper raised beds, and a further timber decked seating area for a hot tub. The garage is located adjacent, offering a range of built-in storage racking.





Approximate total area⁽¹⁾

1041 ft²

96.8 m²

Reduced headroom

35 ft²

3.2 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.

GIRAFFE 360



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