



Kestrel Close, Mulbarton - NR14 8BD

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HYBRID ESTATE AGENTS



## Kestrel Close

Mulbarton, Norwich

NO CHAIN. This EXTENDED SEMI-DETACHED HOME offers a superb opportunity for those seeking spacious family living in a popular residential location. With approximately 989 Sq. ft (stms) of well-planned accommodation, the property welcomes you via a HALL ENTRANCE leading to an 11' SITTING ROOM, perfect for relaxing or entertaining. At the heart of the home, the OPEN PLAN KITCHEN and DINING ROOM creates a sociable space, seamlessly connecting to a SEPARATE CONSERVATORY that invites natural light and garden views. Practicality is assured with a dedicated UTILITY ROOM and a GROUND FLOOR W.C, ideal for busy households, with a useful INTEGRAL ACCESS to the GARAGE - offering CONVERSION POTENTIAL (stp). Upstairs, THREE BEDROOMS provide comfortable sleeping arrangements, each benefitting from ample natural light and potential for personalisation, with a FAMILY BATHROOM including a SHOWER.



The ENCLOSED LAWNED GARDEN bordered by timber panel fencing ensures privacy and security. Directly accessible from the conservatory, a PATIO SEATING AREA offers an ideal spot for alfresco dining or morning coffee, whilst a further hard standing area from the utility room provides practical space for outdoor storage or additional seating.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Extended Semi-Detached Home
- Approx. 989 Sq. ft (stms) of Accommodation
- Hall Entrance & 11' Sitting Room
- Open Plan Kitchen & Dining Room with Separate Conservatory
- Utility Room & Ground Floor W.C
- Three Bedrooms
- Enclosed Lawned Garden & 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.



## SETTING THE SCENE

Approach from a shingle frontage with a hard standing driveway offering off road parking, access leads to the main property and adjoining garage.

## THE GRAND TOUR

Heading inside the hall entrance is finished with wood effect flooring underfoot, and stairs rise to the first floor landing, with a range of built-in storage under. Doors lead off to the kitchen and main sitting room, with a feature fireplace, fitted carpet underfoot and front facing uPVC double glazed window. A door takes you into the kitchen and dining room which is fully open plan, with wood effect flooring flowing underfoot and ample space for a dining table. The kitchen itself offers a fitted range of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with tiled splash-backs. Space is provided for general white goods including a fridge and washing machine, with french doors opening up to the conservatory, and a door taking you to the adjacent utility room. Finished with a matching range of storage units and space for a washing machine, tiled splash-backs run around the work surface with wood effect flooring underfoot, door to garage, door to rear garden and door to a ground floor cloakroom - offering a two piece suite with tiled splash-backs. The conservatory extends the living accommodation with fitted carpet, dual aspect windows to side and rear, and door to garden.

Heading upstairs, the carpeted landing offers a side facing window and loft access hatch, with doors taking you to three bedrooms - all furnished with fitted carpet and uPVC double glazing, with the smallest bedroom including a built-in over stairs storage cupboard. Completing the property is a family bathroom with a white three piece suite including a shower over the bath with glazed shower screen, tiled walls, heated towel rail and wood effect flooring.

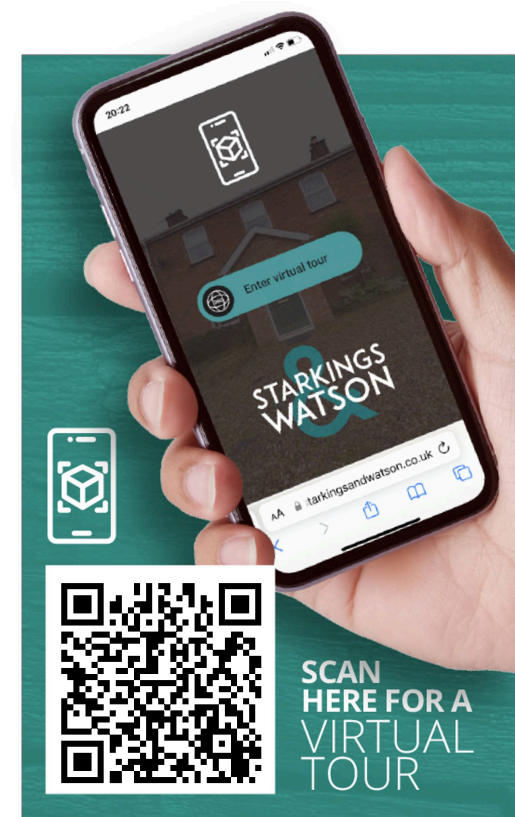
## FIND US

Postcode : NR14 8BD

What3Words : ///blitz.fattening.tools

## VIRTUAL TOUR

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



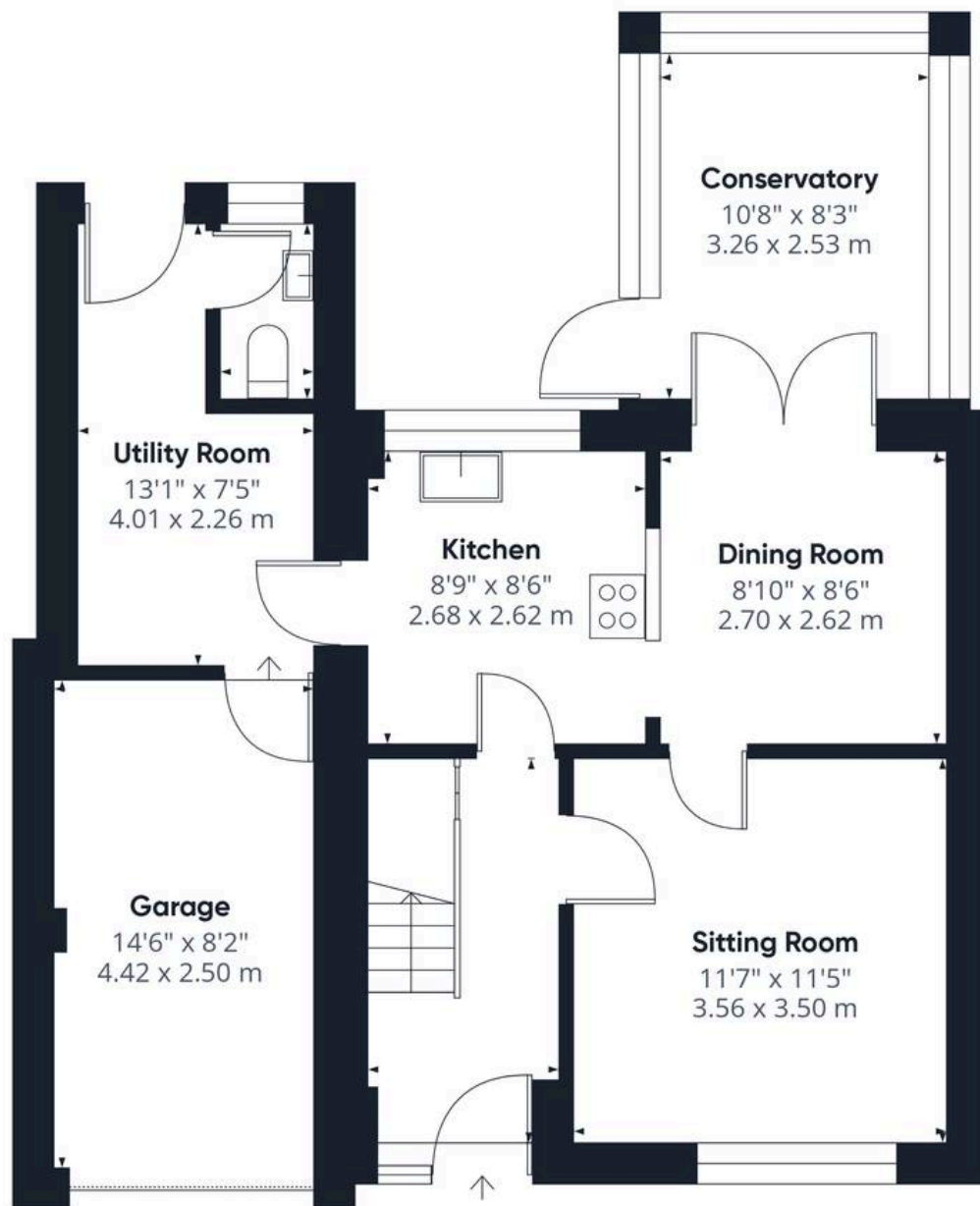




## THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed with timber panel fencing whilst being mainly laid to lawn. A patio seating area extends from the conservatory, with a further hard standing from the utility room. A variety of mature trees and shrubbery can be found throughout the garden, with huge potential to further landscape the borders which are already in situ. The integral garage is accessed via an up and over door to front, with a door to the utility room, power and lighting.





Ground Floor



Floor 1

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

989 ft<sup>2</sup>  
91.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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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