ARLINGTON PARK







69 Bromedale Avenue

Mulbarton, Norwich, NR14 8GG

Asking Price £325,000

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Presenting a well-appointed three-bedroom, three-storey townhouse situated in the desirable village of Mulbarton. This excellent home features an inviting open-plan kitchen and dining layout, a rear conservatory, and a generous primary bedroom suite. The property offers a versatile living space ideal for modern lifestyles.



- Modern three-bedroom townhouse built by Hopkins
- Excellent living space with conservatory
- Enclosed front and rear gardens
- Desirable Mulbarton location
- Peaceful setting overlooking green space
- Master bedroom with en-suite
- Single garage and off-road parking
- Close to schools, shops, and amenities

DETAILED DESCRIPTION

This well-presented, three-storey brick-built townhouse offers a flexible and spacious layout. Entering the ground floor, the entrance hall provides access to a convenient cloakroom and the main living areas. The sitting room is styled with wood-effect flooring and features a focal fireplace. Double doors from the sitting room connect to the kitchen and dining area. The kitchen is fitted with wood-style cabinetry, dark worktops, and an integrated double oven. Tiled flooring extends from the kitchen into the dining space. From the dining area, double doors lead into a bright, brick-based conservatory. The conservatory features a tiled floor and opens directly into the rear garden.

The first floor is accessed via a carpeted staircase with white spindles. This level hosts two bedrooms, two of which benefits from fitted wardrobes. The family bathroom is also located on the first floor. It is equipped with a WC, a pedestal sink, a bath, and a separate shower cubicle, finished with tiled floors and half-tiled walls.

The second floor is dedicated entirely to the primary bedroom suite. This top-floor bedroom features vaulted ceilings, a dormer window, wood flooring, and an en-suite shower room. A boiler storage cupboard is conveniently located on the second-floor landing.

The exterior includes a front path bordered by hedges, set beside a green open space. The rear garden, accessible from the conservatory, is laid to lawn with a paved pathway and patio area enclosed by timber fencing. The home is heated via radiators.

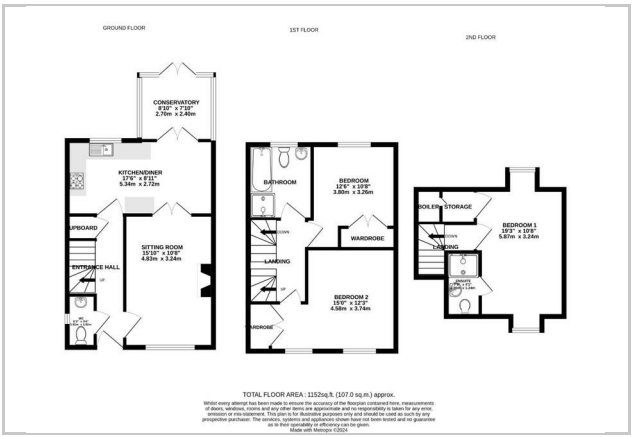
LOCAL AREA AND FACILITIES

Located in the popular village of Mulbarton, the property benefits from a welcoming community and accessible local facilities. The village offers green spaces such as The Common and Jubilee Gardens for outdoor recreation. Residents have access to local shopping precincts, a social club, and a village hall. Mulbarton provides local primary and secondary school options, making it an attractive area for families. Strong transport links include regular bus services connecting the village to Norwich city centre and the Norfolk and Norwich University Hospital. The property is also conveniently situated for easy access to the A11 and A47 roads for wider regional travel.

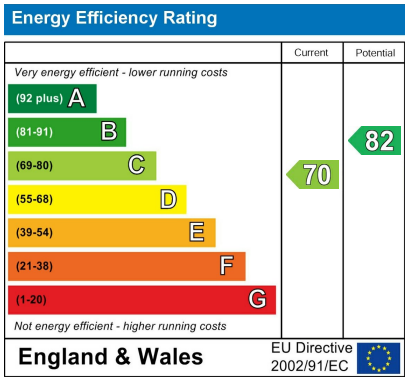












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