



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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Marazion The Rosery | Mulbarton | Norwich | NR14 8AL

£525,000

****DETACHED FAMILY HOME ON A SPACIOUS PLOT**** Gilson Bailey are delighted to offer this exceptional individually built four-bedroom detached house, occupying a generous plot within the highly desirable village of Mulbarton. Beautifully maintained throughout and offering an abundance of space both inside and out, this impressive home provides the perfect setting for modern family living. The well-planned accommodation comprises a welcoming entrance hall, a comfortable lounge, a formal dining room, a fitted kitchen, utility room and a convenient ground-floor WC. Upstairs, four well-proportioned bedrooms are accessed from the landing, with the principal bedroom further benefiting from a walk-in wardrobe, while a family bathroom serves the remaining accommodation. Externally, the property continues to impress with a substantial driveway providing ample off-road parking and access to an integral garage. To the rear, a large and private garden has been lovingly maintained and offers a wonderful space for outdoor entertaining, family activities and relaxing in peaceful surroundings. Benefiting from double glazing, oil-fired central heating and a superb standard of presentation throughout, this outstanding home combines space, privacy and village charm in equal measure. Early viewing is highly recommended to fully appreciate all that this remarkable property has to offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

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, dining room, kitchen and stairs to first floor.

Lounge 16'2" x 13'3"

Double glazed windows, radiator, wood burner.

Dining Room 12'7" x 10'4"

Double glazed window, radiator.

Kitchen 11'8" x 9'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, double glazed window, radiator.

Utility Room 9'3" x 7'10"

Fitted wall and base units with worktops over, space for fridge/freezer, washing machine, dishwasher and tumble dryer, double glazed window, door to side.

WC 9'4" x 3'1"

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to four bedrooms, bathroom and two cupboards.

Bedroom One 13'7" x 12'7"

Double glazed window, radiator.

Walk-in Wardrobe 7'8" x 5'4"

Bedroom Two 11'5" x 9'3"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'8" x 9'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Four 10'7" x 8'5"

Double glazed window, radiator.

Bathroom 11'7" x 6'4"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, Velux window.



Outside Front

Shingled driveway providing off road parking leading to an integral garage.

Outside Rear

Patio seating area, lawned garden, mature plants, shrubs and trees, vegetable patch, timber shed, enclosed by timber fencing.

Local Authority

South Norfolk District Council, Tax Band E.

Tenure

Freehold

Utilities

Fibre to the cabinet.
Mains water and electric.
Oil heating

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.

