



4 Meadows Drive, Mulbarton, Norfolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

4 Meadows Drive, Mulbarton, Norwich, Norfolk, NR14 8GX

A superb five bedroom family residence with private garden, located in a highly sought after location.

Norwich 6 miles, Wymondham 6 miles,
A11 3 miles

Ground floor: Entrance hall | Living room
Study/Dining room | Kitchen/breakfast room
Utility room | WC

First floor: Principal bedroom with ensuite
bathroom and dressing room | Bedroom 2 with
ensuite shower room | Bedroom 3 | Family
bathroom

Second floor: Two further double bedrooms
Family bathroom

Outside: Double garage | Front and rear private
gardens | Summer house| Greenhouse | Rear
patio seating area | Off street parking for four
vehicles

EPC - C

The Property

4 Meadows Drive is a superb detached five-bedroom family house of red brick construction under a tiled roof. The property is light and airy and offers well-proportioned family-sized accommodation in a quiet and secluded location. Of particular note is the generous living room with light to two aspects, double doors leading out to the private rear garden and a superb characterful fireplace with exposed timber and brickwork and a log and coal burner. The kitchen and reception rooms are all spacious and offer superb family and entertaining space.

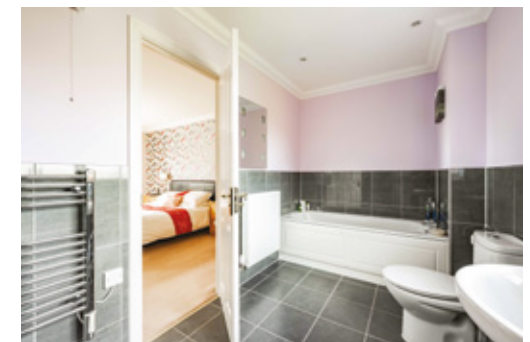
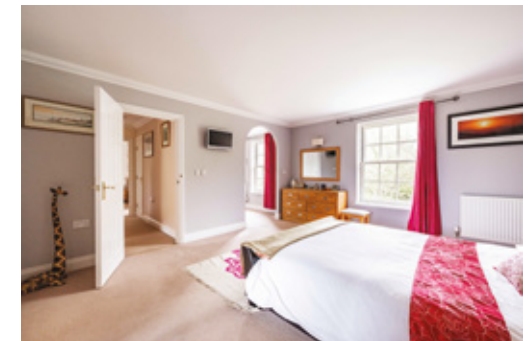
The accommodation is set over two floors and comprises two principal bedrooms with ensuite

bath and shower rooms and 3 further double bedrooms, all of which boast either front views over the front woodland or to the rear private gardens.

To the front of the house is an area of off-street parking, double garage and lawned space. To the rear of the house is a private garden with several well thought out spaces. The current owner has beautifully landscaped and maintained the different garden spaces including installing a summer house for entertaining, a greenhouse and raised beds for planting and vegetables, as well as a safe space for his dogs which includes a well-constructed Blenheim dog kennel with adequate drainage for washing down which is all fenced off with Astro turf surface.

Location

4 Meadows Drive is situated in the village of Mulbarton which offers excellent local amenities and schooling. The property is on of 5 family houses that benefit from green space opposite which has an abundance of wildlife.



The cathedral city of Norwich, located 6 miles to the north-east has a vibrant business community and is the regional centre providing excellent schooling in both the public and private centre, as well as shopping with John Lewis only a five minute walk away, leisure and cultural facilities. There is a main line railway station to London Liverpool Street and an expanding airport to the North of the city.

Directions

Leave Norwich heading south on the B1113 (Norwich Road) towards Mulbarton. Head past the Worlds End pub and take the first exit at the roundabout onto Cuckoofield Lane and take the right hand turn immediately after the Co-op store onto Bromedale Avenue. Continue along Bromedale Avenue and take the right-hand turn onto Sowdfield Walk and then the right turn onto Meadows Drive where the property can be found after a short distance around the next bend, opposite the woodland.

General

Services: Mains water, electricity and drainage. Gas central heating.

Local Authority: South Norfolk District Council

Council Tax: Band F

Tenure: Freehold

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

Rights of Way, wayleaves and easements: The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Guide Price: £695,000

Viewing: Strictly by appointment through Strutt & Parker.



Floorplans

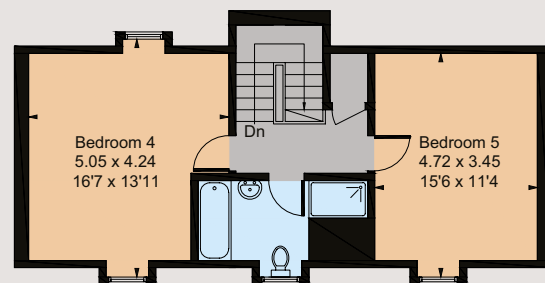
Approximate Gross Internal Area = 249.0 sq m / 2680 sq ft

Double Garage = 32.0 sq m / 344 sq ft

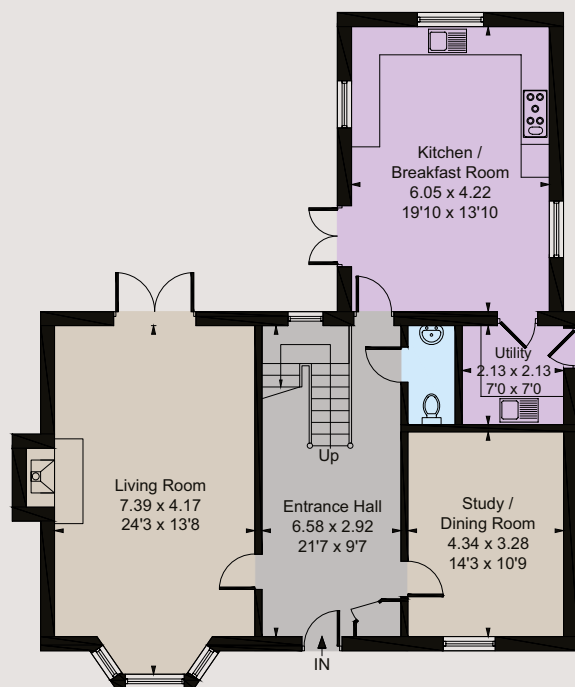
Outbuildings = 11.3 sq m / 122 sq ft

Total = 292.3 sq m / 3146 sq ft

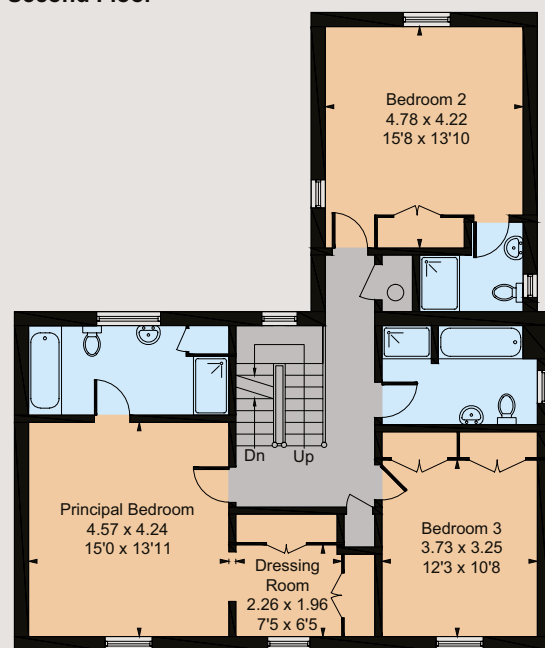
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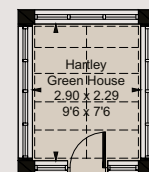
Second Floor



Ground Floor

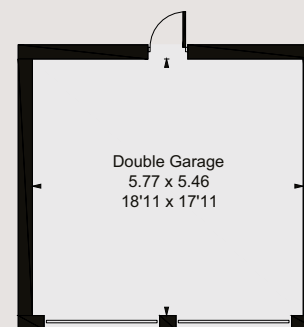
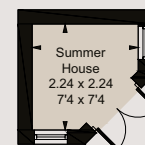


First Floor

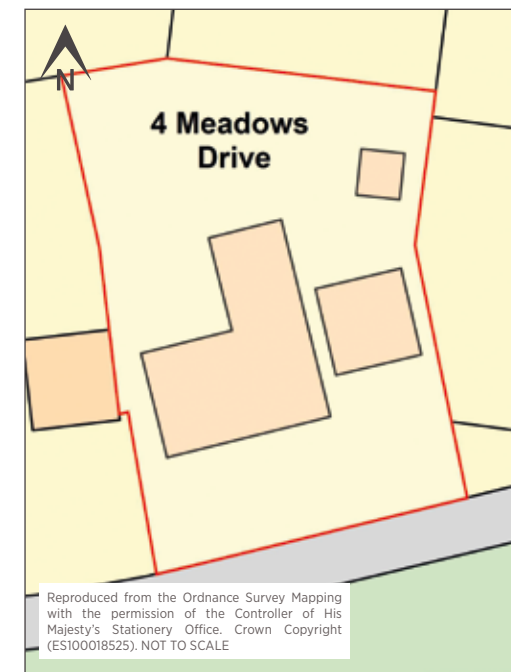


(Not Shown In Actual Location / Orientation)

Outbuildings



(Not Shown In Actual Location / Orientation)



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