



Catmere Herne, Mulbarton NORWICH NR14 8NU

welcome to

Catmere Herne, Mulbarton NORWICH

A spacious three-bedroom home in the popular village of Mulbarton, featuring two double bedrooms, a large lounge and fitted kitchen with a new boiler. Outside, the property benefits from a garden with workshop, single garage and off-road parking. Ideally located for local amenities & schools

Entrance Porch

Hard flooring with ample space for shoes and coats with door leading into the lounge

Lounge

15' 4" x 14' 1" (4.67m x 4.29m)

Generous living space with front aspect window, carpeted flooring and access to stairs and kitchen. Space for dining if needed!

Kitchen/Dining

15' 4" x 9' 7" (4.67m x 2.92m)

Ample fitted wall and base units with integrated fridge freezer and space for other white goods. Tiled flooring and splashback above worktop/oven, ceramic butler style sink and cupboard to house the new boiler. Space for dining and access to the garden with windows overlooking

Landing

Access to loft, all bedrooms and family bathroom

Bedroom 1

12' 5" x 8' 8" (3.78m x 2.64m)

Double bedroom with front aspect window, laminate flooring and built in wardrobe space

Bedroom 2

11' 4" x 8' 7" (3.45m x 2.62m)

Double bedroom with carpeted flooring, rear aspect window and built in wardrobe space

Bedroom 3

7' 9" x 6' 3" (2.36m x 1.91m)

Single bedroom with carpeted flooring and front aspect window

Bathroom

Three piece suite with shower over the bath, tiled

walls surrounding bath and sink area, heated towel rail and built in cupboard space

Front Garden

Small grassed area with path leading up to front door and access round the corner to garage and parking

Rear Garden

Patio area off the kitchen with path leading up to workshop with full power and insulation and rear gate leading to garage and parking

Garage

16' 10" x 8' 8" (5.13m x 2.64m)

Single garage with up and over door, three phase power and lighting





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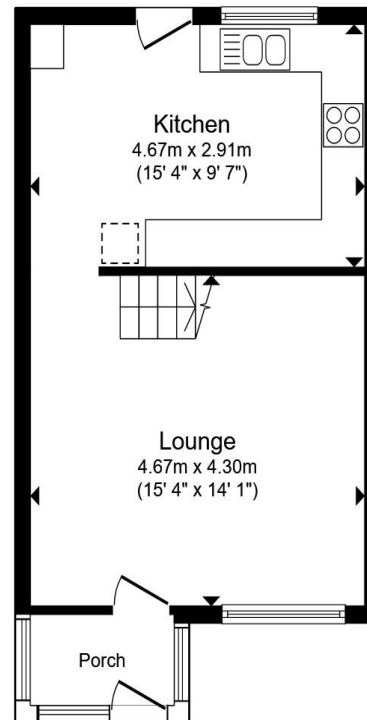


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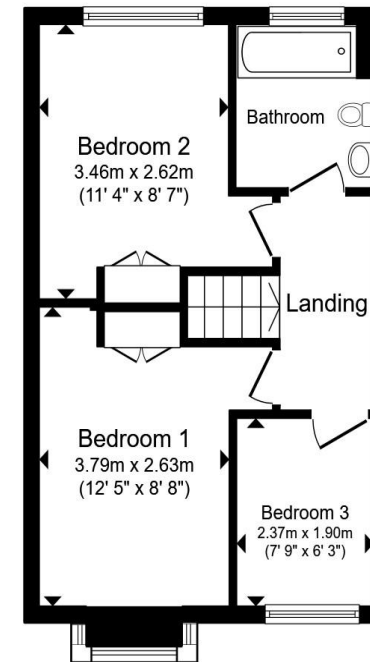
Catmere Herne, Mulbarton NORWICH

- Three Bedroom home located in the popular village of Mulbarton
- Generous sized kitchen with space for dining and a brand new boiler
- Two generous double bedrooms with built in wardrobe space
- Good sized lounge perfect for relaxing or entertaining
- Single garage with three phase power and parking in front

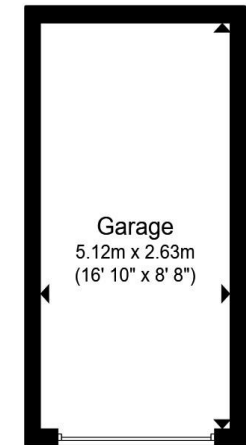
Tenure: Freehold EPC Rating: C
Council Tax Band: B



Ground Floor



First Floor



Garage

Total floor area 84.5 m² (909 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
WYM109223 - 0003

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