



## 34 Lark Rise, Mulbarton

£240,000 Freehold

Guide Price £240,000 - £250,000. Stylishly finished and thoughtfully upgraded, this semi-detached bungalow is the ideal turnkey home for modern living. Recent improvements include a re-fitted kitchen and bathroom, updated central heating system (2022) and a new electric fuse board for added peace of mind. Inside, the layout flows beautifully with an open-plan sitting/dining room, two well-sized bedrooms, and a sleek, contemporary bathroom. Externally, a spacious driveway, car port, and garage with utility space offer plenty of practical benefits, while the landscaped rear garden provides an inviting outdoor setting. A fantastic opportunity for buyers seeking comfort, convenience, and quality in equal measure.



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### The Location

The popular village of Mulbarton, located just six miles south of Norwich, offers a wonderful mix of rural and convenient city access. The village is well-served by regular bus services to and from Norwich, as well as excellent road links including the A140 for easy travel out of the county. Local amenities



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The popular village of Mulbarton, located just six miles south of Norwich, offers a wonderful mix of rural and convenient city access. The village is well-served by regular bus services to and from Norwich, as well as excellent road links including the A140 for easy travel out of the county. Local amenities include a Co-op supermarket, public houses, a fish-and-chip shop, and a Chinese takeaway, making everyday life easy and convenient.

Families will appreciate the nearby Mulbarton Primary School, with older children benefiting from school buses to Hethersett Academy. For leisure, the village offers cricket and football pitches, a community hall, and a scenic common, providing a welcoming atmosphere for both relaxation and socialising.

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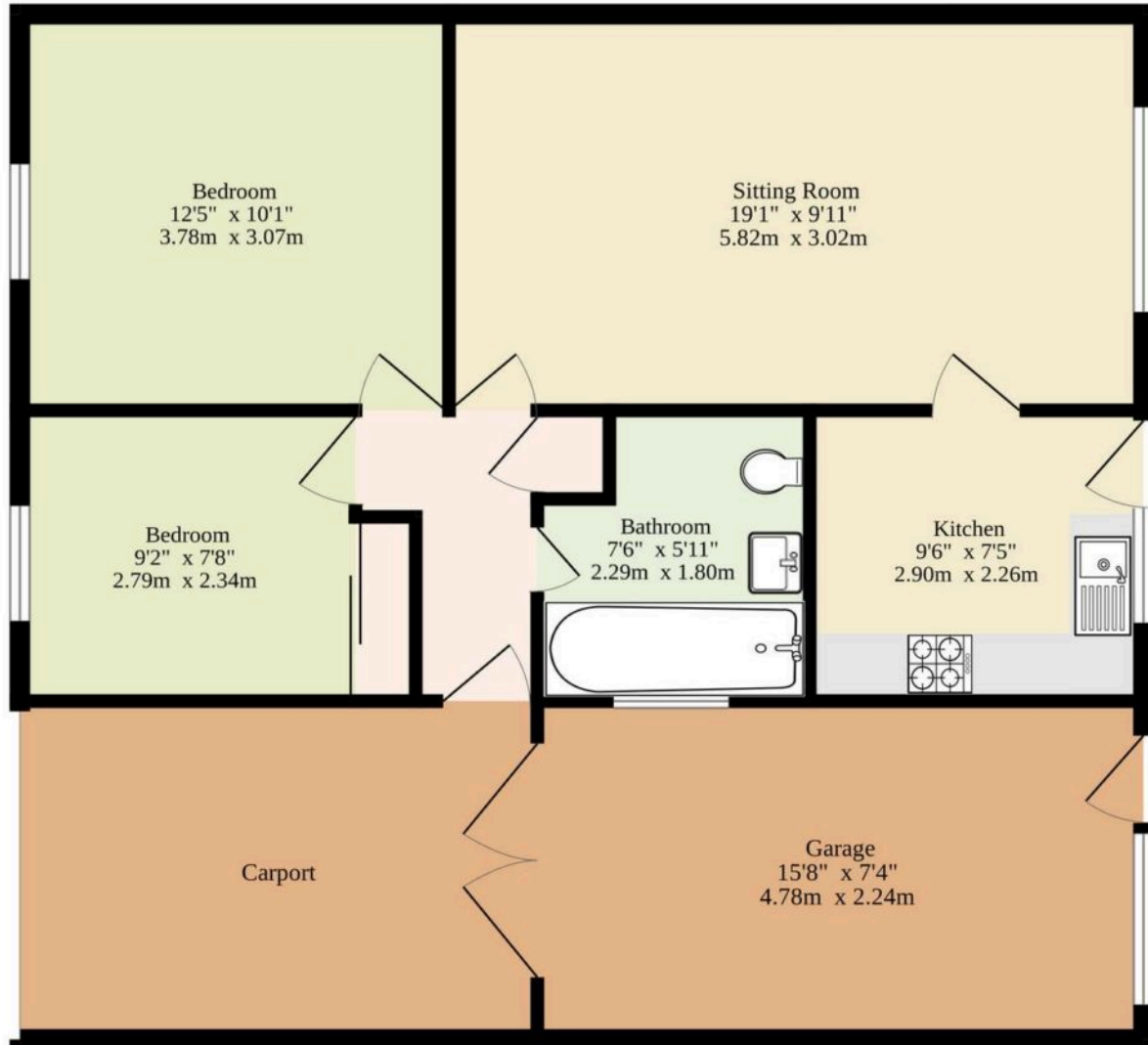
Set behind a generous driveway providing ample off-street parking, the property also features a car port and a garage with additional utility space. Inside, a reconfigured and open-plan sitting/dining area connects beautifully to the kitchen, with two well-sized bedrooms and a smartly updated bathroom completing the layout. The loft has also been partially boarded, offering convenient additional storage options.

An inviting entrance hallway welcomes you in, boasting modern tiled flooring and practical built-in storage. The two front-facing bedrooms are both well-proportioned, with the second including a fitted double wardrobe.

The bathroom is fresh and functional, fitted with stylish half-height tiling, shower-over-bath, integrated vanity storage and a contemporary heated towel rail – part of the full bathroom refit that enhances both form and function. To the rear, the open living/dining space offers a comfortable and bright setting with views across the garden, while the kitchen



**Ground Floor**  
**697 sq.ft. (64.8 sq.m.) approx.**



TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.  
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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