



15 Rosary Close, Mulbarton

Guide Price £400,000 - £425,000

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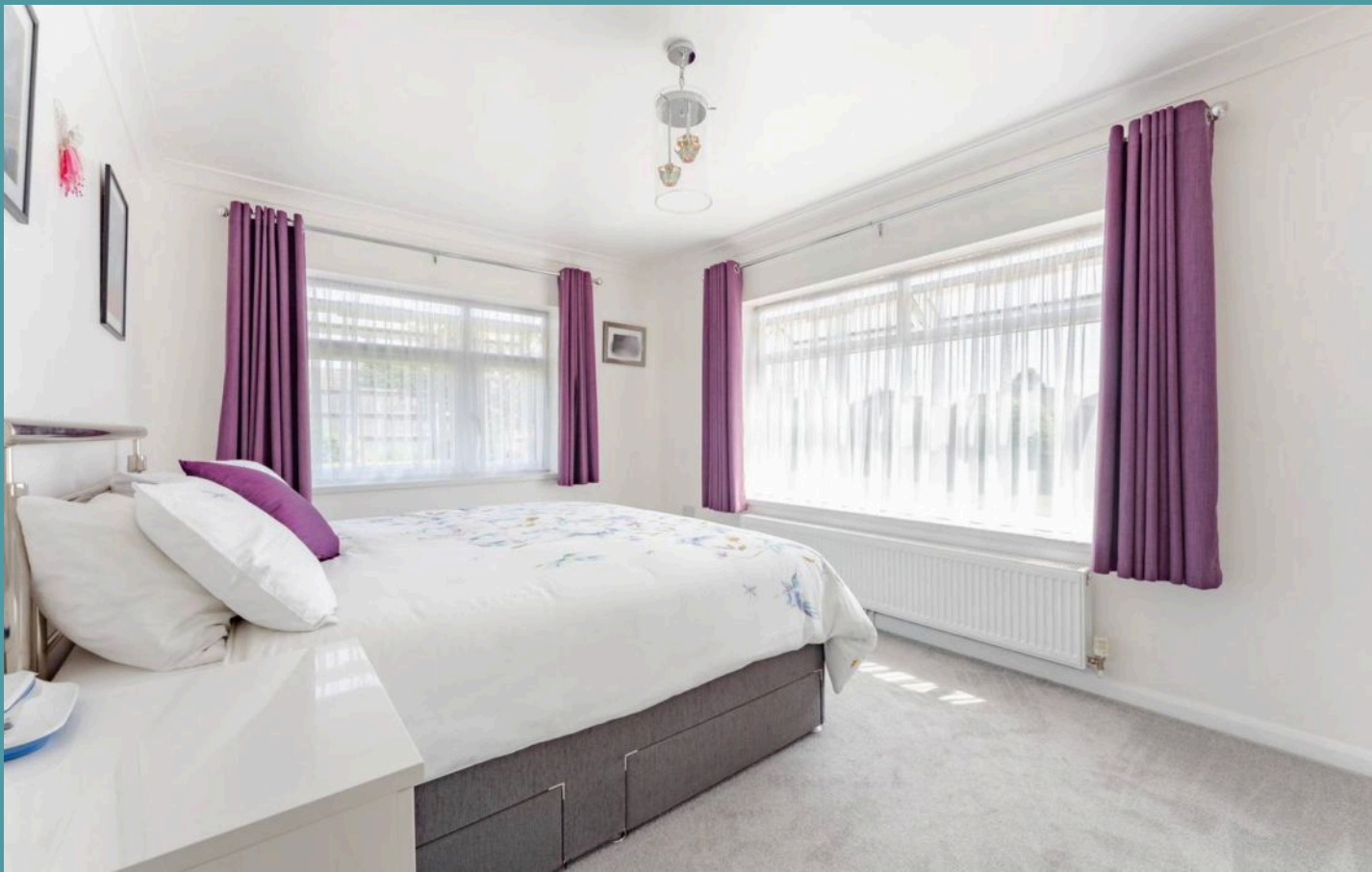
Mulbarton, Norwich

Set in the village of Mulbarton, this detached and thoughtfully extended bungalow offers generous and versatile living space, ideal for families or those seeking single-level comfort. The interior features a welcoming entrance hall, a bright and airy sitting room with sliding doors to the garden, a modern kitchen with integrated appliances, four double bedrooms including one with a private en-suite and a family bathroom. Outside, the property showcases wrap-around gardens with lawns, planted borders, a raised patio perfect for sunset views, and a garage/workshop with power and light, plus ample off-road parking. A rare opportunity in a quiet yet well-connected Norfolk village.

Location

Mulbarton is a charming village located approximately 6 miles south of Norwich in the county of Norfolk, England. Nestled amidst scenic countryside, the village offers a blend of rural tranquility and convenient access to essential amenities. Mulbarton boasts a central village green, around which several local shops and services are situated. These include a Co-op Food store, a convenience shop with a post office, a fish and chip takeaway, and a hair salon, catering to day-to-day needs. For families, Mulbarton Primary School provides well-regarded education for younger children, and secondary schooling is accessible at nearby Long Stratton High School or in Norwich.





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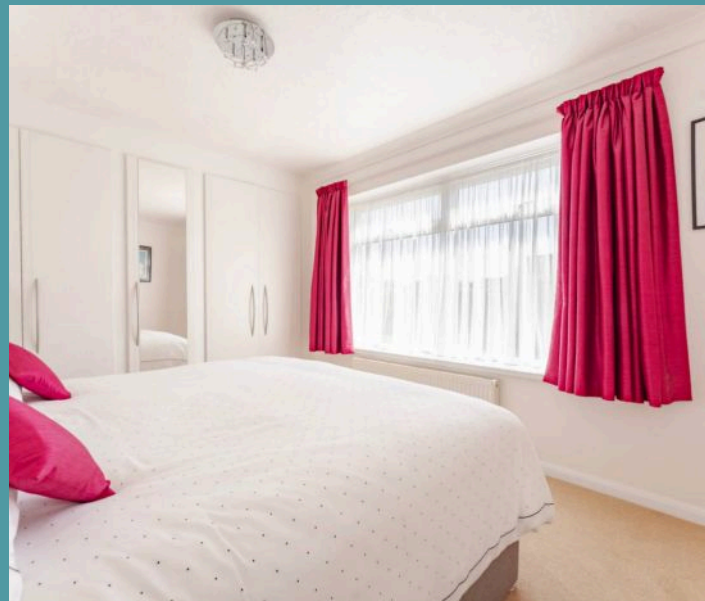
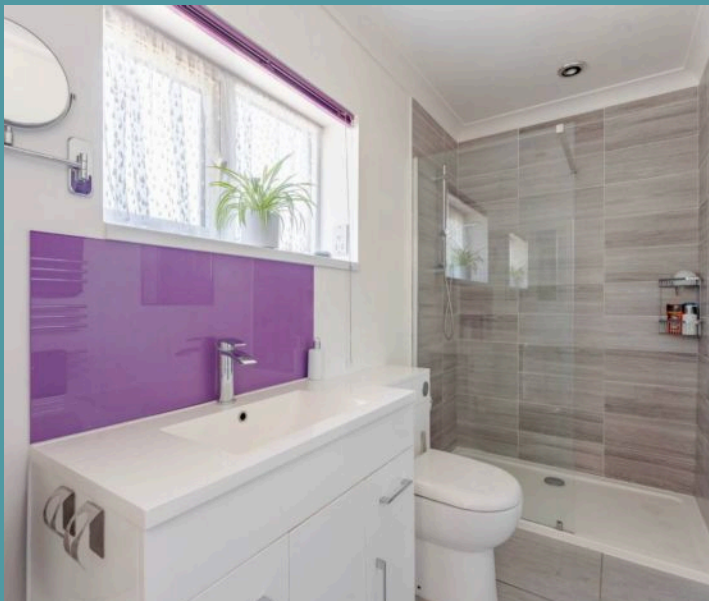
Mulbarton, Norwich

Healthcare needs are met by the Mulbarton Surgery, a well-established GP practice located within the village, with additional medical and dental services available in surrounding areas. Public transport links are reliable, with regular bus services to Norwich and surrounding villages operated by First Bus and Konectbus, making commuting straightforward. For those with private transport, the village enjoys easy access to the A140 and A11, linking it conveniently to Norwich, Wymondham, and further afield. Mulbarton's combination of a peaceful setting, community amenities, and transport accessibility makes it an appealing location for families and commuters.

Rosary Close

Step inside through a welcoming entrance hall, bright and airy, providing an immediate sense of warmth and space. At the heart of the home is a generously sized sitting room, bathed in natural light thanks to large windows and sliding glass doors that open directly to the garden—perfect for both relaxation and entertaining.

The well-appointed kitchen features modern cabinetry, sleek work surfaces, an integrated double oven, a gas hob, and designated under-counter space for laundry appliances. This functional and stylish hub of the home is ideal for family meals or quiet mornings.



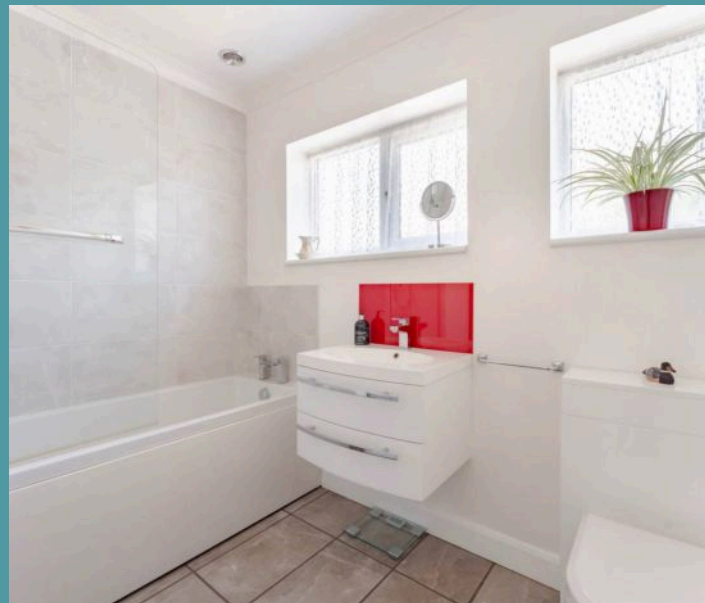


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The bungalow offers three well-proportioned double bedrooms, including a principal bedroom with a private en-suite shower room. A versatile study provides the ideal space for remote work, hobbies, or potential conversion to a fourth bedroom if needed. The family bathroom is fitted with a contemporary three-piece suite, accommodating the remaining bedrooms and guests.

Outside, the wrap-around gardens are a true highlight—private and expansive, predominantly laid to lawn with a variety of mature planted beds and shrubbery adding seasonal colour. A raised patio area offers the perfect spot to enjoy the distant sunset views, host summer bbqs, or simply relax amongst the quiet surroundings. Additional benefits include off-road parking and a detached garage/workshop equipped with power and lighting, providing excellent storage options.





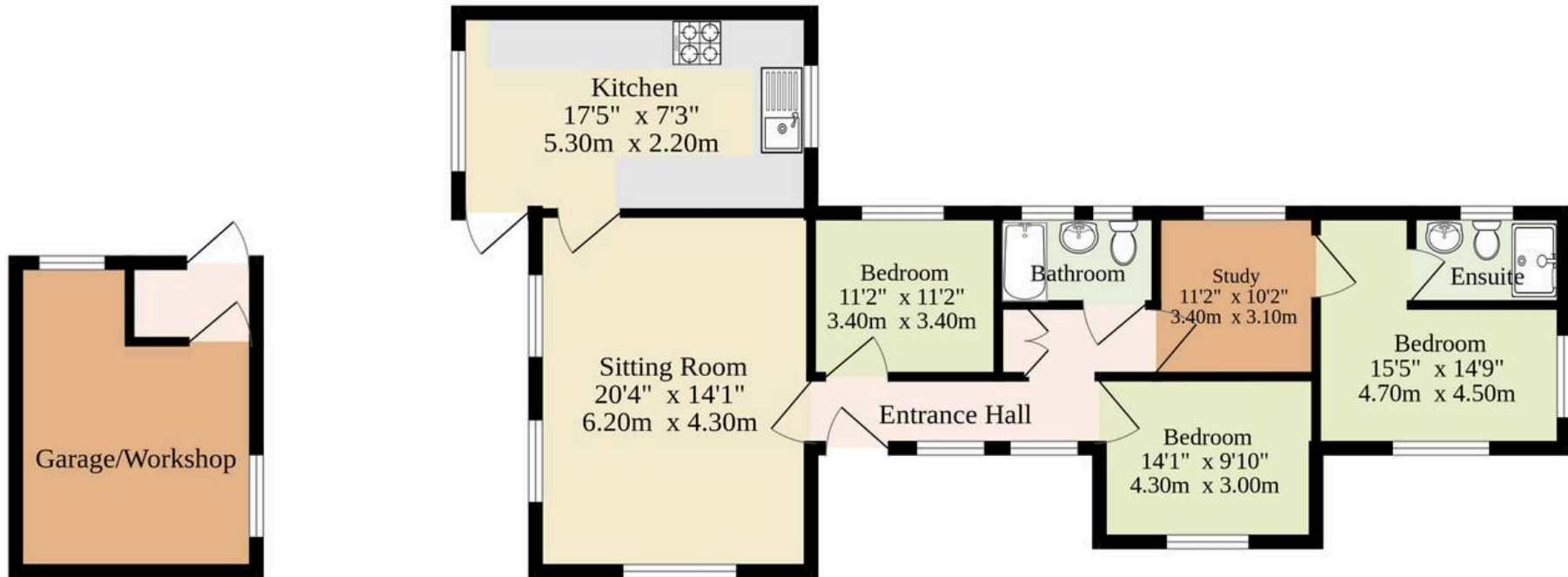
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Mulbarton, Norwich

- Detached bungalow set on a generous size plot in the Norfolk village of Mulbarton
- Extended accommodation that is spacious and flexible, suitable for family living
- Spacious sitting room filled with natural light from the sliding doors and large windows, inviting relaxation and entertaining
- Kitchen equipped with modern cabinetry, an integrated double oven, a gas hob and under-counter areas for your laundry appliances
- Three double bedrooms, one with a private en-suite and a versatile study/bedroom
- Family bathroom with a modern three-piece suite
- Large and private wrap-around gardens, it is predominately laid to lawn, complemented by a raised patio, planted beds and shrubbery
- Off-road parking and a garage/workshop with power and light, suitable for storage options
- Distant sunset views
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor 1016 sq.ft. (94.4 sq.m.) approx.



Sqft Does Not Include The Garage, Bathroom, Ensuite And Entrance Hall

TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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