



22 Minnow Way, Mulbarton  
£350,000



# 22 Minnow Way

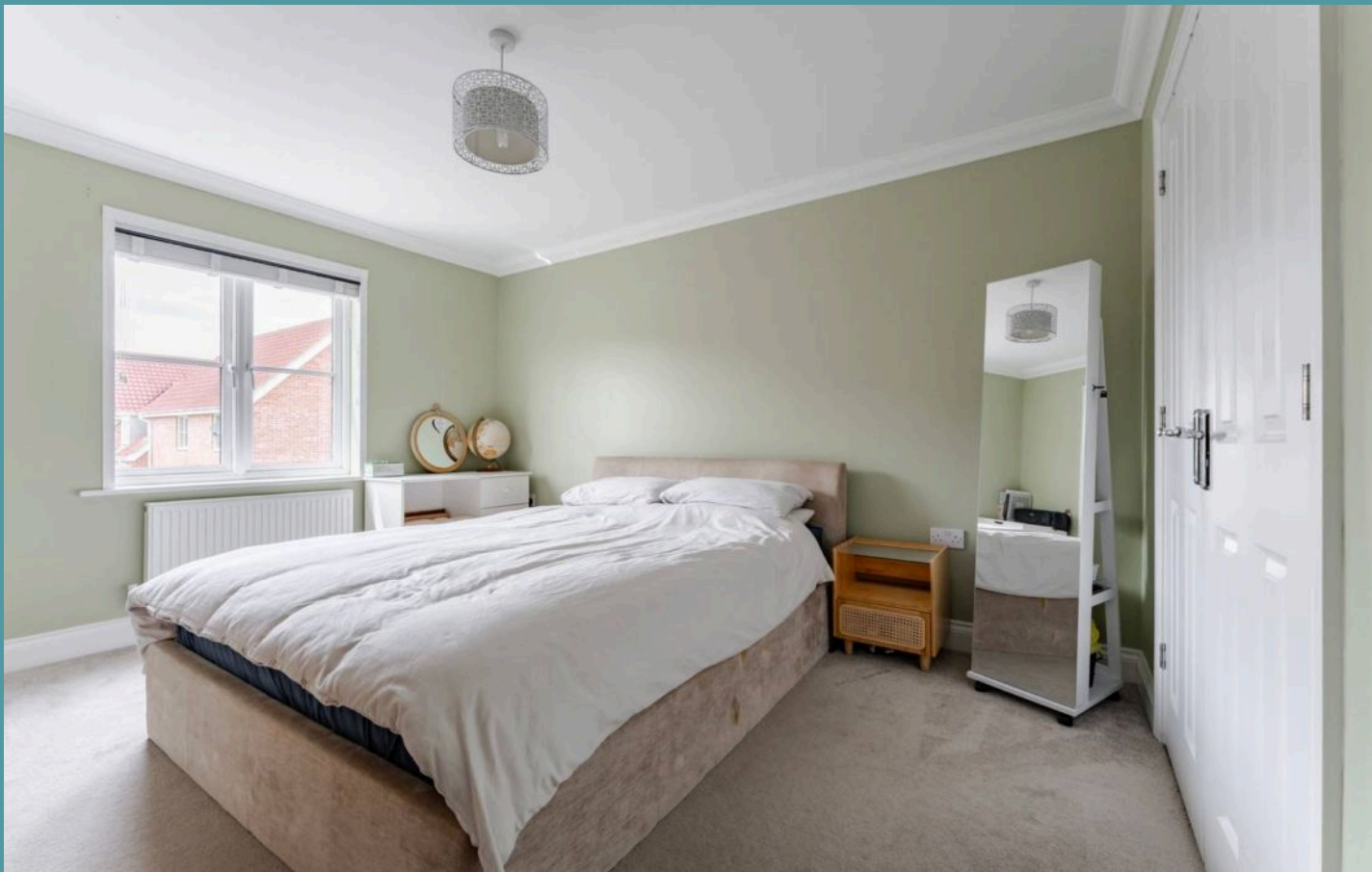
## Mulbarton, Norwich

This beautifully presented semi-detached home, built in 2016, sits on a generous plot and offers a thoughtfully designed layout ideal for modern family life. The entrance hall leads to a practical downstairs WC, while the spacious lounge provides a bright and comfortable setting for everyday living. At the rear, the open plan kitchen and dining area is both stylish and functional, complete with French doors that open onto the garden, creating a natural flow between indoor and outdoor spaces. Upstairs, there are three double bedrooms, including a principal with a contemporary en suite shower room, and a well-appointed family bathroom. The easterly-facing rear garden is larger than average and beautifully maintained, offering a private outdoor space to enjoy throughout the year. Off-road parking and a garage add the final touches to a home that is ready to move into and enjoy.

### Location

Minnow Way is located in the popular South Norfolk village of Mulbarton, a well-served and family-friendly area positioned just six miles south of Norwich. Mulbarton offers a strong sense of community and a wide range of local amenities, including a Co-op supermarket, pub, café, pharmacy, doctors' surgery, and primary school. The village also features a large common with a duck pond and play areas, offering green open space for recreation. Regular bus services connect the area to Norwich city centre, while nearby road links provide convenient access to the A140 and A11 for commuting. The surrounding countryside provides scenic walking routes and a peaceful setting, ideal for those who value both village living and easy access to city life.





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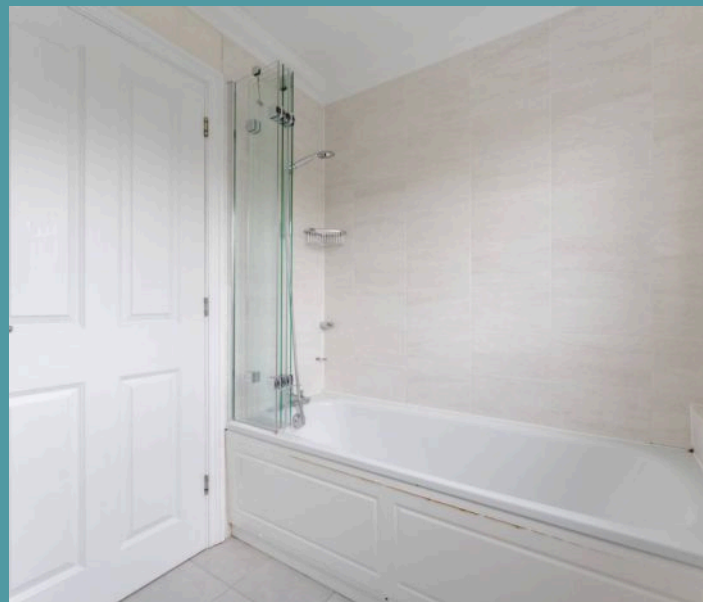
Mulbarton, Norwich

### Minnow Way, Mulbarton

As you enter the home, you're welcomed into a practical entrance hallway that sets the tone for the rest of the property. To one side, there's a convenient downstairs WC and an under-stairs cupboard offering handy storage space. From here, you step into the lounge, a generous, light-filled room with soft carpet underfoot and plenty of space for comfortable seating. French doors at the rear provide a pleasant view of the garden and invite natural light to pour in while creating an easy flow into the kitchen and dining area beyond.

The kitchen/diner is a standout feature, thoughtfully designed for both everyday living and entertaining. It's fitted with modern units, solid wood worktops, a gas hob and an electric oven, and includes plumbing for a washing machine. A stylish tiled backsplash and tiled flooring add both character and practicality, while the layout provides ample space for a family dining table. Another set of French doors opens directly onto the rear garden, drawing in morning light and making it easy to extend your living space outdoors in warmer months.

Upstairs, the landing houses an airing cupboard and leads to three well-proportioned double bedrooms. The principal bedroom provides a peaceful space, complete with built-in wardrobes and a modern en-suite shower room. Finished with tiled walls, a glass-enclosed shower, tiled flooring, and a shaver point, this space is both stylish and functional. One of the additional bedrooms features a built-in storage cupboard, while the third benefits from a Velux window that adds natural light and character.





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Mulbarton, Norwich

Double glazing runs throughout the home, enhancing warmth and efficiency.

Outside, the property enjoys a larger-than-average rear garden, fully enclosed and beautifully kept. There's a paved patio seating area ideal for dining or relaxing, as well as a raised wooden decked section that creates an additional spot for outdoor enjoyment. A gate provides easy access to the front of the home.

Off-road parking is available via a private driveway, and the garage not only offers secure storage but also benefits from rear access into the garden, adding to the home's overall practicality.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

Approximate maintenance fee of £120 per annum, reviewed annually

Restrictive covenants apply to the property

Heating system- Gas Central Heating

Council Tax Band- D





**Ground Floor**  
520 sq.ft. (48.3 sq.m.) approx.



**1st Floor**  
424 sq.ft. (39.4 sq.m.) approx.



Sqft Excludes Hall, Wc, Landing, Bathroom And Ensuite

**TOTAL FLOOR AREA : 1087sq.ft. (101.0 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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