



29 Pheasant Close, Mulbarton

Norwich



Minors & Brady



## 29 Pheasant Close

Mulbarton, Norwich

Step into this beautifully extended link-detached home in the charming Norfolk village of Mulbarton, just a short drive south of Norwich, where space, light, and comfort come together effortlessly. The home features a welcoming sitting room with a decorative fireplace, a stylish kitchen/dining area, and a bright sun room that opens onto a decked terrace, perfect for family gatherings or quiet relaxation. Upstairs, three well-proportioned bedrooms and a modern family bathroom offer restful retreats, while the private garden, driveway, and timber sheds provide practicality without compromising on charm. A versatile, light-filled home designed for modern family living.



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## 29 Pheasant Close

Mulbarton, Norwich

- Link-detached residence in the Norfolk village of Mulbarton, south of the city Norwich
- Beautiful family home showcasing spacious, open-plan accommodation that can adapt to your own preferences and style
- Comfortable sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Kitchen/dining room equipped with quality cabinetry, an integrated oven, a dishwasher and a fridge/freezer
- A functional utility room for laundry appliances and additional storage, complemented by a WC
- Light-filled sun room that extends the reception space, featuring skylights and sliding doors that open onto the decked terrace
- Three bedrooms and a modern family bathroom
- A private, well-maintained garden featuring a decked terrace for seating arrangements, a laid to lawn and two timber storage sheds
- A driveway providing off-road parking
- Close to local shops, schools, healthcare facilities and transport links



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## 29 Pheasant Close

Mulbarton, Norwich

### Location

Pheasant Close is a quiet residential cul-de-sac located in the charming Norfolk village of Mulbarton, approximately five miles south of Norwich. The area enjoys a peaceful, rural atmosphere while remaining within easy reach of the city's amenities. Local convenience is supported by nearby shops in the village, including a general store and post office, with larger supermarkets and retail options available in Norwich. Families are well-catered for, with Mulbarton Primary School providing education for younger children and secondary schools in the catchment areas of Hethersett, Hewitt, and Long Stratton easily accessible by car or bus.

Healthcare needs are met locally by Mulbarton Surgery, with the Norfolk and Norwich University Hospital in the city providing more specialized medical services. Transport links are excellent: Pheasant Close lies close to main roads connecting to Norwich and surrounding areas, local bus routes serve the village, and Norwich railway station offers regular services to London and other major destinations, making the location convenient for commuters and city visitors.



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## 29 Pheasant Close

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Step through the welcoming entrance hall into the comfortable sitting room, where a decorative feature fireplace creates a warm and inviting focal point, ideal for relaxing evenings or entertaining guests. The heart of the home is the well-appointed kitchen/dining room, complete with quality cabinetry, an integrated oven, a dishwasher, and a fridge/freezer, offering a practical yet stylish space for family meals and social gatherings. A functional utility room provides additional storage and space for laundry appliances, complemented by a convenient WC.

Bathed in natural light, the sun room extends the reception space and creates a bright, airy environment for lounging or casual dining. Skylights and sliding doors open onto the decked terrace, seamlessly connecting indoor and outdoor living.

Upstairs, three comfortable bedrooms provide the utmost comfort and privacy, complemented by a family bathroom designed with a modern three-piece suite.

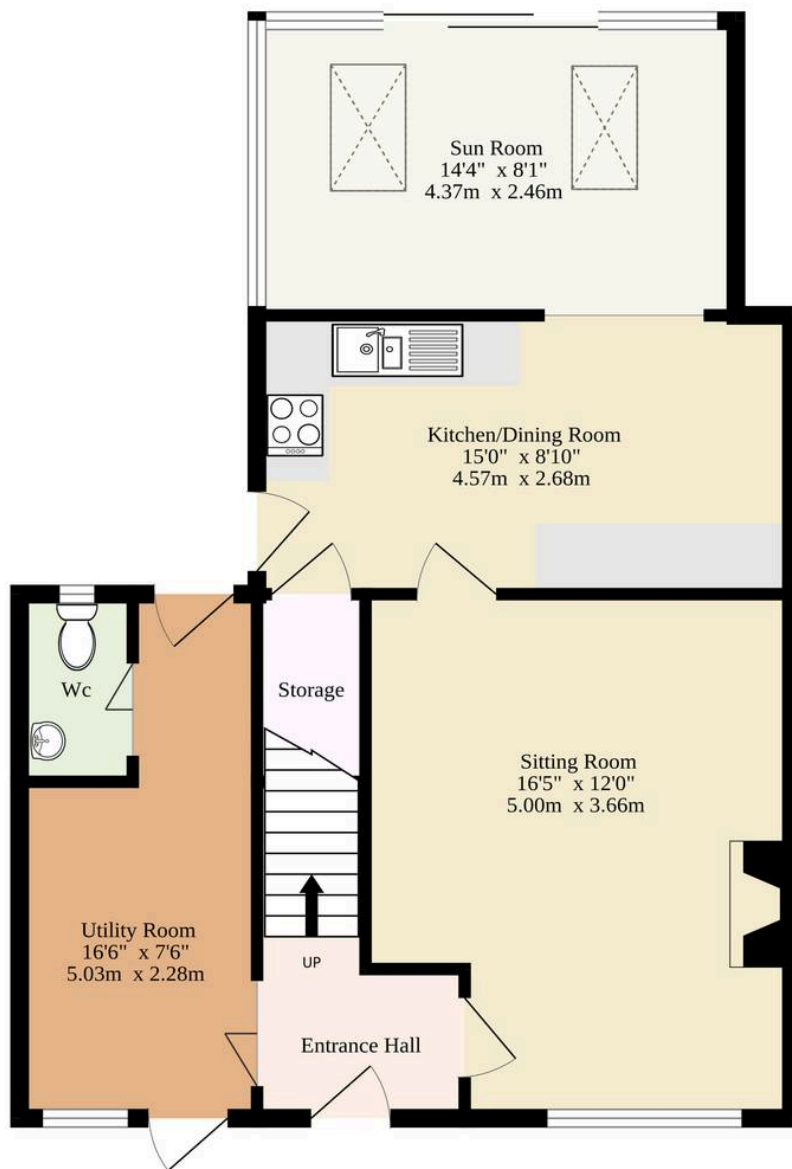
Outside, the private, well-maintained garden showcases a decked terrace perfect for seating and entertaining, a neatly laid lawn, and two timber storage sheds for practicality. A driveway provides ample off-road parking, adding to the convenience of this wonderful family home.



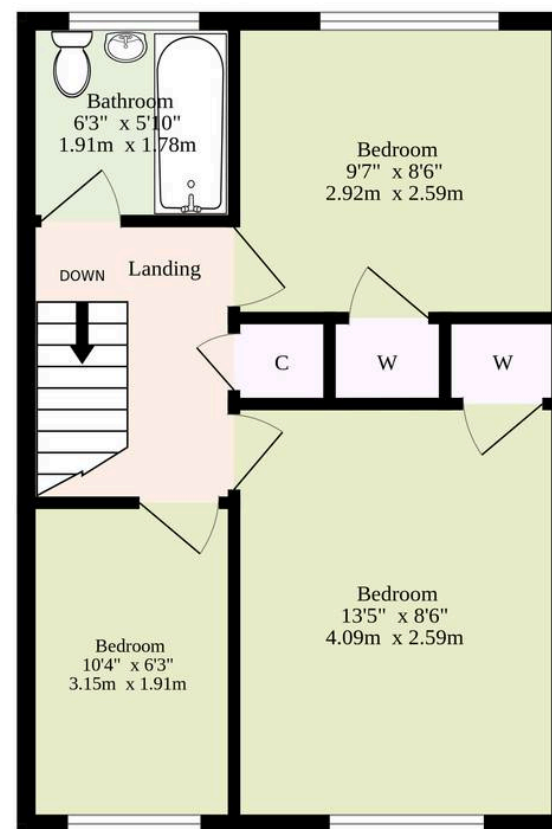
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Ground Floor  
606 sq.ft. (56.3 sq.m.) approx.



1st Floor  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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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 [norwich@minorsandbrady.co.uk](mailto:norwich@minorsandbrady.co.uk)

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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