



65 Ryefield Road, Mulbarton

Norwich



Minors & Brady

It's rare to find a modern home that bursts with colour, character, and individuality, yet this stunning Mulbarton property does exactly that. Every inch of its design has been infused with personality — from patterned flooring in the entrance hall to bold statement walls and carefully chosen décor that brings warmth and vibrancy to every room. Formerly a four-bedroom house, it has been cleverly reconfigured to create generous, free-flowing spaces ideal for family life. The bright dual-aspect lounge offers a welcoming retreat, centred around a feature fireplace, while the stylish open-plan kitchen and dining area forms the true heart of the home. Upstairs, three beautifully presented bedrooms continue the theme of character and comfort, with the main bedroom boasting an en-suite and fitted storage. Outside, the property enjoys an enviable corner plot with a landscaped garden designed for easy living and year-round enjoyment. The converted garage provides excellent flexibility, currently used as a salon but equally suited to a home office or studio. With off-road parking for multiple vehicles, modern fixtures throughout, and an immaculate finish, this home balances practicality with creative flair.

- Bursting with personality – a rare modern home full of colour, character, and distinctive style
- Formerly a four-bedroom layout, now intelligently redesigned to create spacious and fluid living areas
- Bright dual-aspect lounge with central feature fireplace and an inviting, homely atmosphere
- Stylish open-plan kitchen/diner with integrated appliances and French doors opening to the garden
- Three beautifully presented bedrooms, including a luxurious main suite with en-suite and fitted storage
- Immaculate interiors showcasing bold décor, patterned flooring, and contemporary finishes throughout





65 Ryefield Road

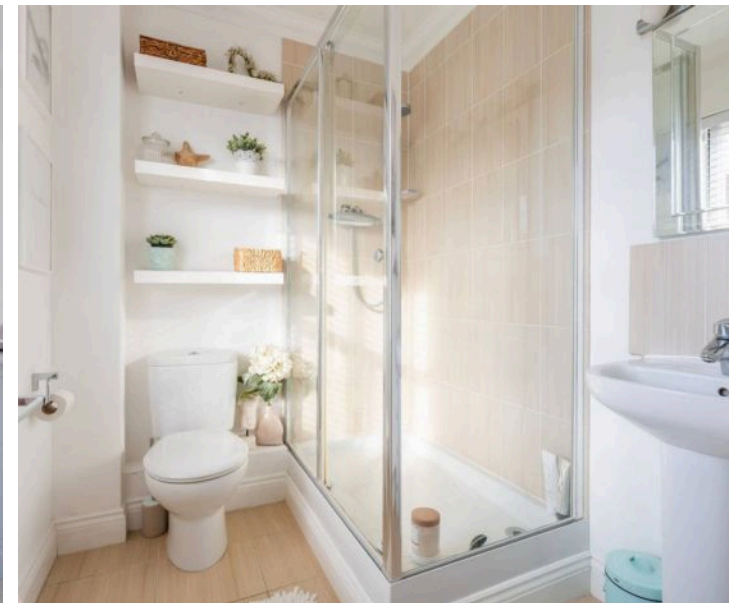
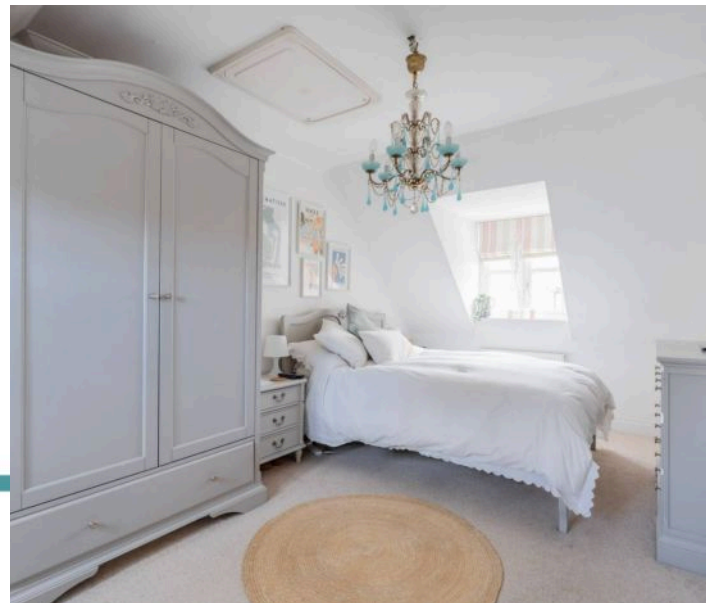
Mulbarton, Norwich

The Location

Ryefield Road is set in the highly sought-after South Norfolk village of Mulbarton, a friendly, well-served community located just six miles south of Norwich. Mulbarton is a village that truly offers the best of both worlds: a peaceful countryside setting combined with easy access to the city.

The village has everything you need day-to-day, including a Co-op supermarket, local pub, café, pharmacy, doctors' surgery, and a well-regarded primary school — all helping to create a welcoming, family-oriented atmosphere. At the heart of Mulbarton is the beautiful village common, complete with a duck pond and children's play areas, providing a lovely space to enjoy walks, picnics, or simply relax outdoors.

There are regular bus services running to and from Norwich city centre, making commuting or shopping trips easy and convenient. For those travelling further afield, the nearby A140 and A11 offer excellent road links across the region. Surrounded by picturesque countryside and scenic walking routes, Ryefield Road is perfect for those who value village living, a sense of community, and the convenience of city access all within easy reach.



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65 Ryefield Road

Mulbarton, Norwich

Ryefield Road, Mulbarton

Perfectly positioned within a highly sought-after residential development in the heart of Mulbarton, this remarkably distinctive three-bedroom family home immediately captures attention with its style, warmth, and individuality.

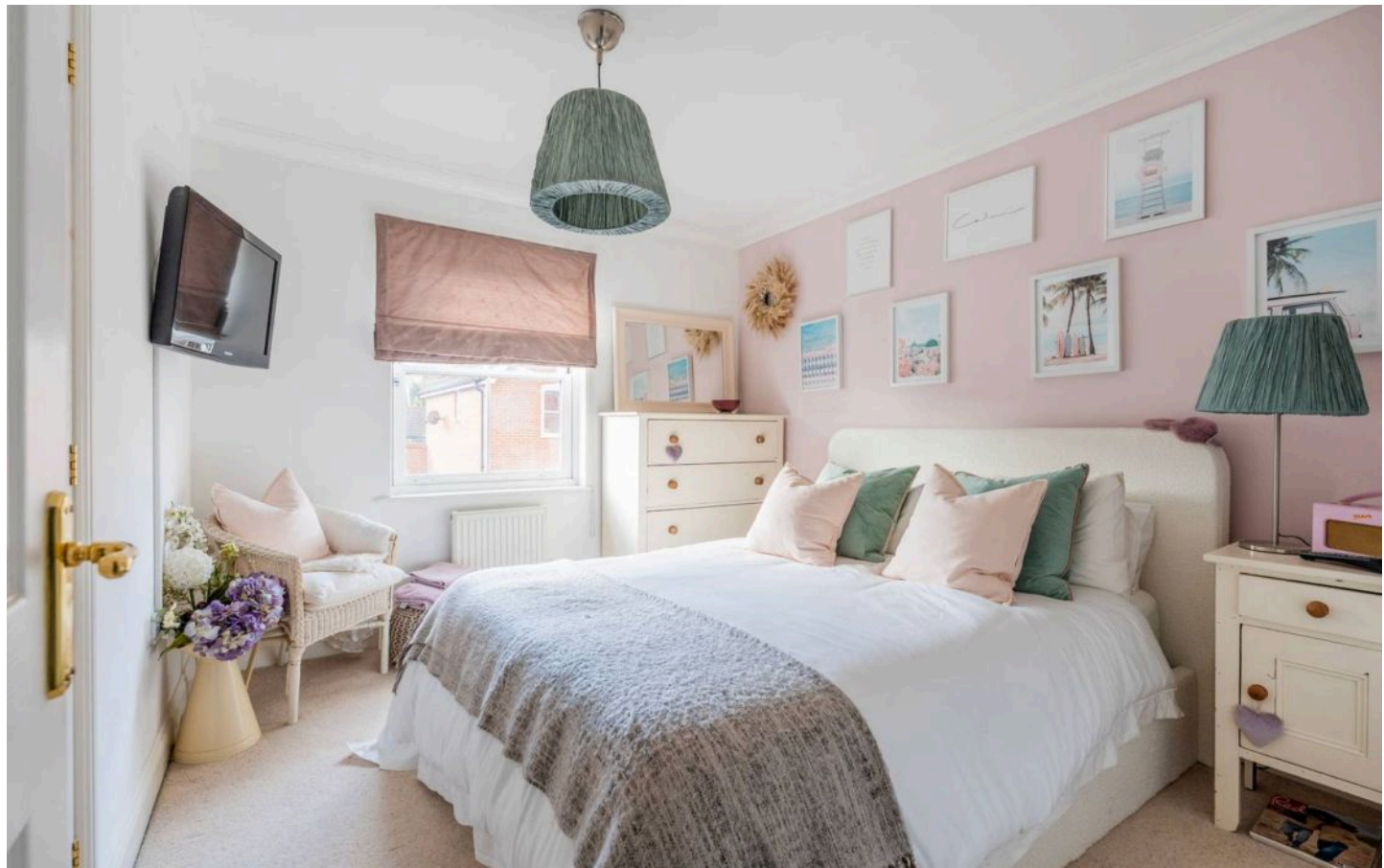
Formerly a four-bedroom property, it has been intelligently reconfigured to offer generous proportions and fluid living spaces, creating a home that is as practical as it is full of personality.

Unlike many newer builds that can feel impersonal, this home radiates character and charm in every corner. From the moment you step inside, the interior design sets it apart, bold colour schemes, patterned flooring in the entrance hall and thoughtfully curated décor give each room a sense of identity and warmth.

This is a home that feels alive, with style choices that make a statement yet still feel welcoming.

The ground floor unfolds with a bright and generous dual-aspect lounge, where a central feature fireplace anchors the space and adds a cosy focal point. Across the hall, the open-plan kitchen and dining area provides a stylish and social hub for everyday living. Featuring sleek cabinetry, integrated appliances, and direct garden access through French doors, it's ideal for both entertaining and family mealtimes.

M&B



A ground-floor WC completes the layout with convenience in mind. Upstairs, there are three beautifully presented bedrooms, each offering generous space and distinct character. The main bedroom benefits from integrated wardrobes and a modern en-suite shower room, while the remaining rooms share a high-quality family bathroom with contemporary fittings and finishes. Every space has been designed with attention to detail and a clear eye for colour and style, giving this home a cohesive and luxurious feel.

Externally, the property enjoys an enviable corner position with strong kerb appeal, thanks to its attractive red brick façade, blue front door, and mature landscaping. To the rear, there's off-road parking for multiple vehicles, leading to a converted garage that currently serves as a salon but offers flexible potential for a home office, studio, or gym, with a retained storage section and up-and-over door access.

The landscaped rear garden has been designed for ease and enjoyment, featuring an artificial lawn, stylish patio seating area, and ambient lighting against a charming feature wall, creating a perfect setting for outdoor dining and relaxation throughout the seasons.

Located in one of Mulbarton's most desirable areas, this home offers easy access to local schools, shops, green spaces, and transport links, making it perfect for both families and professionals alike. Offered with no onward chain, this is a rare opportunity to own a property that delivers modern practicality with genuine personality, a true standout among contemporary homes.

Agents Note

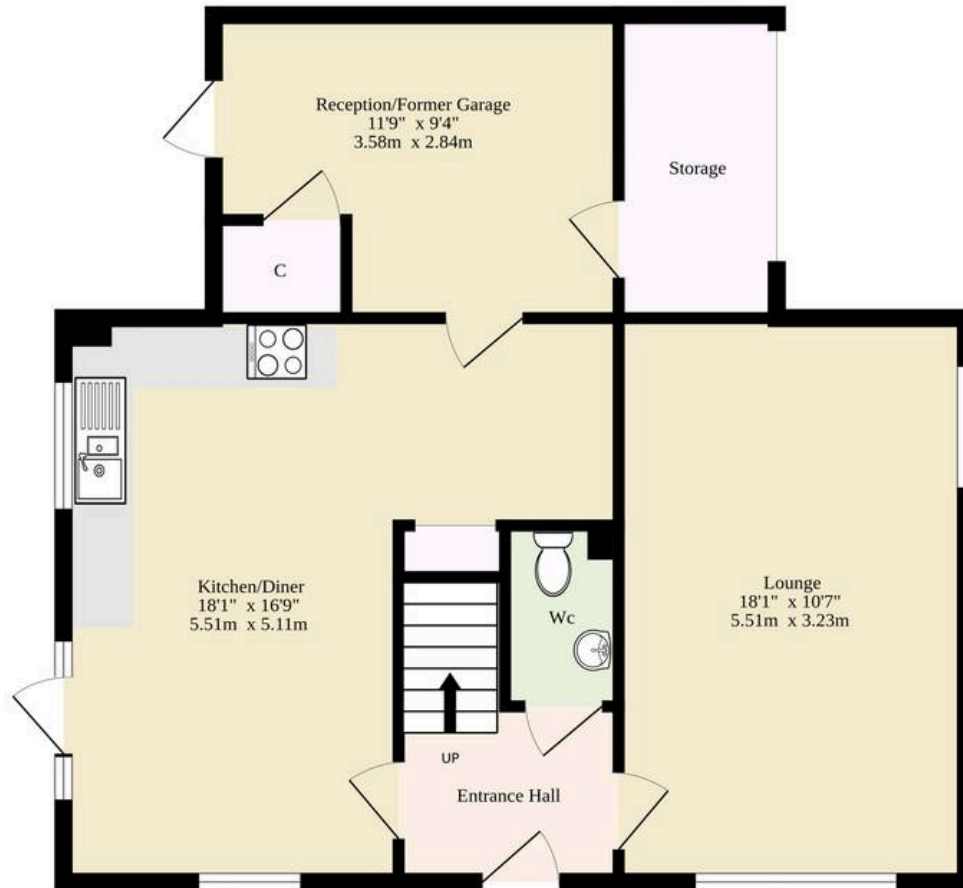
Sold Freehold

Connected to all mains services.

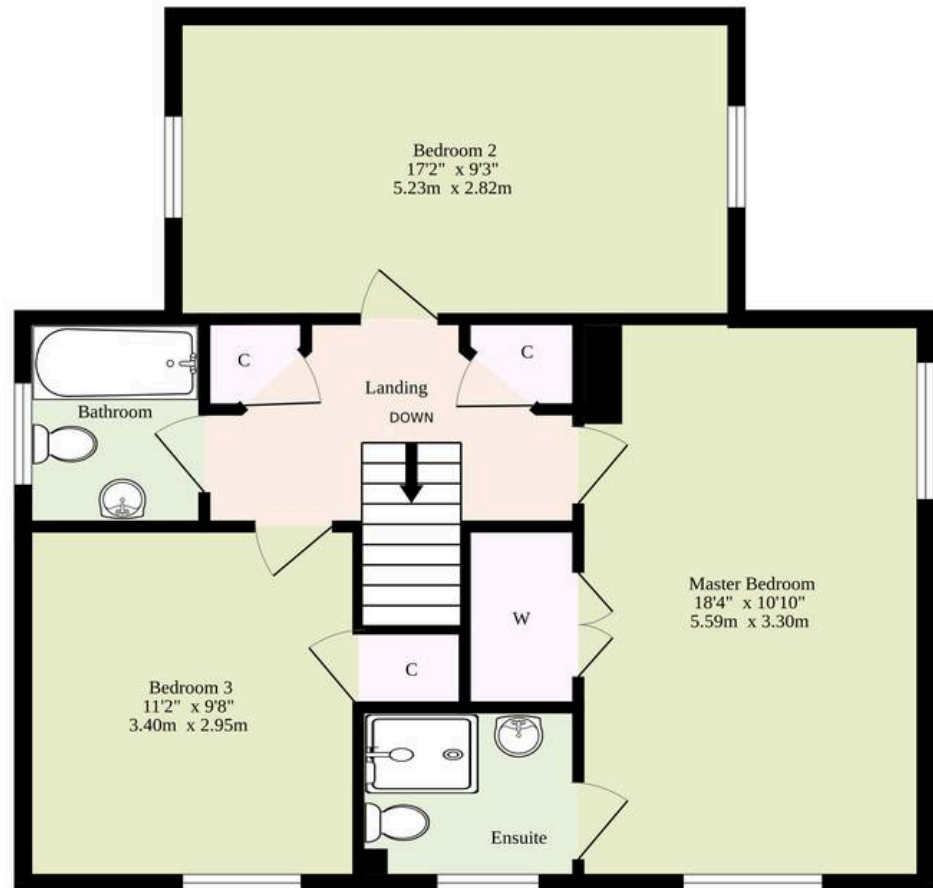


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Ground Floor
710 sq.ft. (66.0 sq.m.) approx.



1st Floor
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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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