



6 Tench Close, Mulbarton

Norwich



Minors & Brady

Set within the exclusive Oakley Park development in Mulbarton, this contemporary three-bedroom townhouse offers refined village living just a short distance from Norwich. Built by Hopkins Homes in 2018, the property showcases their hallmark craftsmanship and thoughtful design. Spanning three floors, it blends practicality with modern style, featuring a dedicated study, utility room, and integral garage for everyday convenience. The first-floor open-plan kitchen, dining, and lounge areas create a seamless social space ideal for entertaining. Upstairs, the master suite with en-suite shower room exemplifies comfort and privacy, complemented by two additional bedrooms and a sleek family bathroom. The landscaped rear garden is notably larger than average for the development, offering a private retreat with minimal upkeep. Positioned on a quiet, non-through road, the home enjoys a peaceful setting within a well-maintained community.

- Situated in the Oakley Park development by Hopkins Homes (2018 build)
- Chain-free, three-storey townhouse offering versatile, contemporary living spaces
- Dedicated ground-floor study ideal for home working or creative use
- Utility room with direct garden access plus a ground-floor cloakroom
- Integral garage with internal access and driveway parking for convenience
- Stylish open-plan first-floor kitchen/diner and lounge with double doors connecting the spaces
- Spacious master suite featuring built-in storage and a modern en-suite shower room
- Two additional bedrooms and a sleek family bathroom on the upper floor
- Generous, landscaped rear garden with lawn, patio, and shingle area for low maintenance





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6 Tench Close

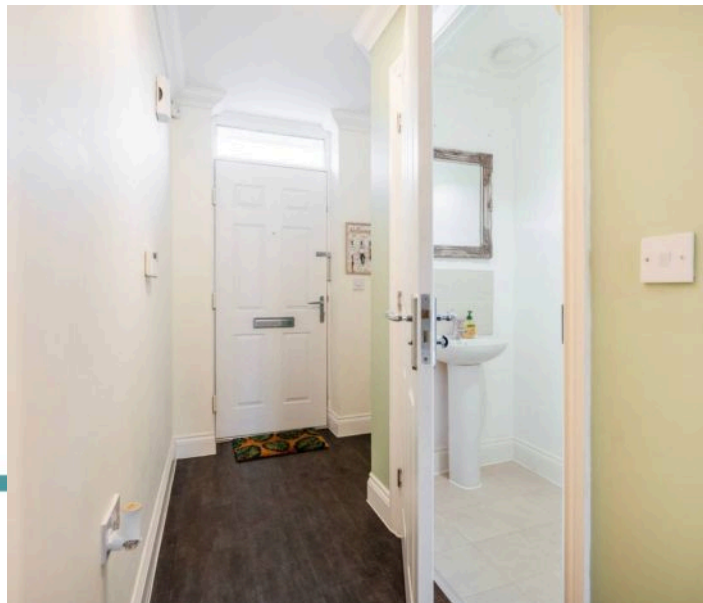
The Location

Mulbarton is a welcoming and well-connected village located just six miles south of Norwich, offering the perfect balance between countryside charm and city convenience. It's the kind of place where you'll often see families enjoying the large village common, dog walkers taking in the green open spaces, and neighbours stopping for a friendly chat. The community has a genuine village spirit, with plenty of local activities and groups bringing people together throughout the year.

Everyday amenities are close at hand — there's a popular primary school, a doctors' surgery, two convenience stores, a post office, and a traditional pub that's a real hub for locals. The village also has a fish and chip shop, a café, and even a few small independent businesses, adding to its homely appeal. For those who enjoy the outdoors, there are scenic walking and cycling routes around the village and nearby countryside, including paths around the lovely Mulbarton Common and its large pond, home to ducks and wildlife.

Transport links are excellent too. Regular bus services connect Mulbarton to Norwich, while the A140 makes driving into the city or towards Long Stratton and Diss quick and easy. This makes the village particularly popular with commuters who appreciate the calm, rural setting without sacrificing convenience.

Whether you're raising a family, working in the city, or simply looking for a quieter pace of life, Mulbarton has a warm and down-to-earth atmosphere that makes it easy to feel at home. It's a place where you can enjoy both the peace of the countryside and the practicality of having everything you need just a short distance away.



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Mulbarton, Norwich

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Set within the highly sought-after Oakley Park development in Mulbarton, this immaculately presented three-bedroom mid-terraced townhouse offers contemporary living across three spacious floors. Built by the reputable Hopkins Homes in 2018, this property combines style and practicality, making it an ideal choice for modern family life or professional couples seeking a peaceful village setting with excellent local amenities.

Upon entering, you are greeted by a welcoming hallway that leads to a versatile ground floor study – perfect for home working or use as a playroom or hobby space.

A convenient cloakroom and a separate utility room with garden access add further functionality to the ground floor, while the integral garage offers both secure parking and valuable storage space.

The heart of the home lies on the first floor, where a beautifully designed kitchen/diner provides a wonderful social hub. Stylishly fitted with modern units and ample work surfaces, this room features double doors opening into a bright and spacious lounge, creating a fantastic open-plan flow ideal for entertaining or relaxing with family.



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On the second floor, you'll find three well-proportioned bedrooms, including a generous master suite complete with en-suite shower room. The remaining bedrooms share a contemporary family bathroom, providing ample space and comfort for family or guests.

Outside, the property continues to impress with a larger-than-average rear garden that has been thoughtfully landscaped for low maintenance. Enclosed and private, it features a lawn, patio, and shingle area, perfect for summer barbecues, outdoor dining, or simply unwinding at the end of the day. To the front, a driveway provides additional off-road parking, complementing the integral garage.

Additional benefits include gas central heating, UPVC double glazing, and a desirable location on a quiet non-through road, ensuring both comfort and peace of mind.

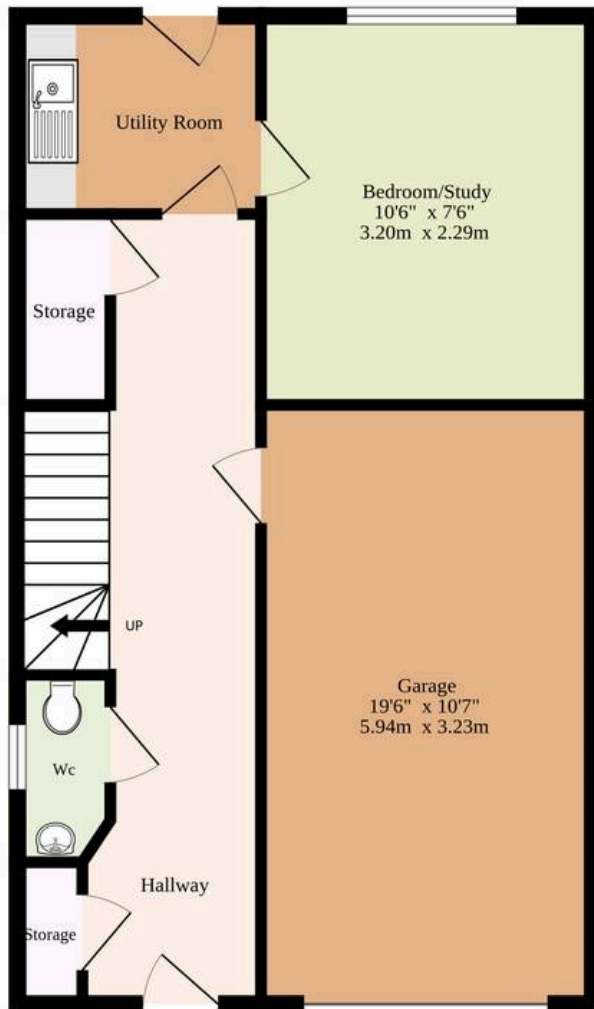
Agents Note

Sold Freehold

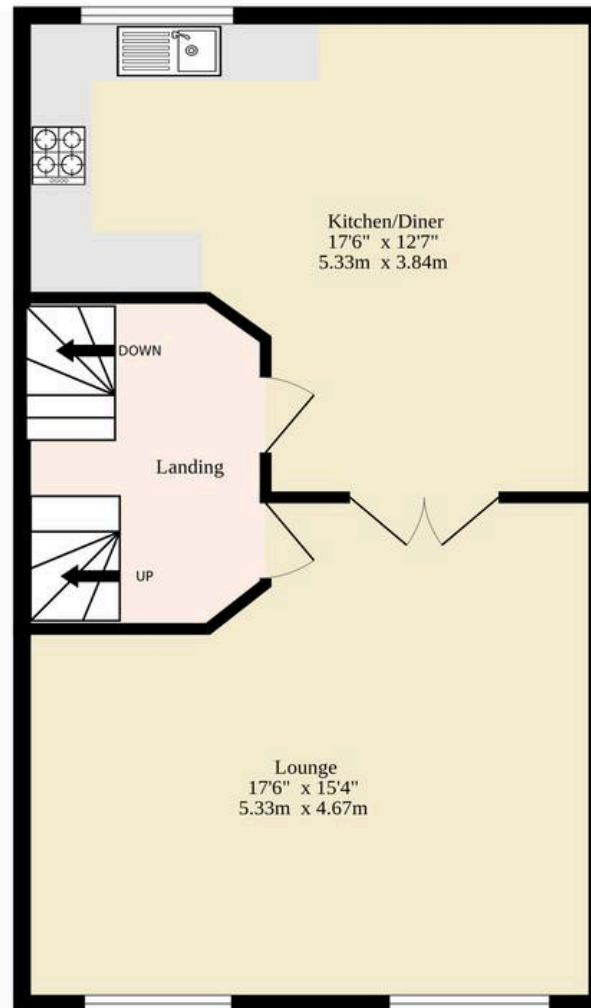
Connected to all mains services



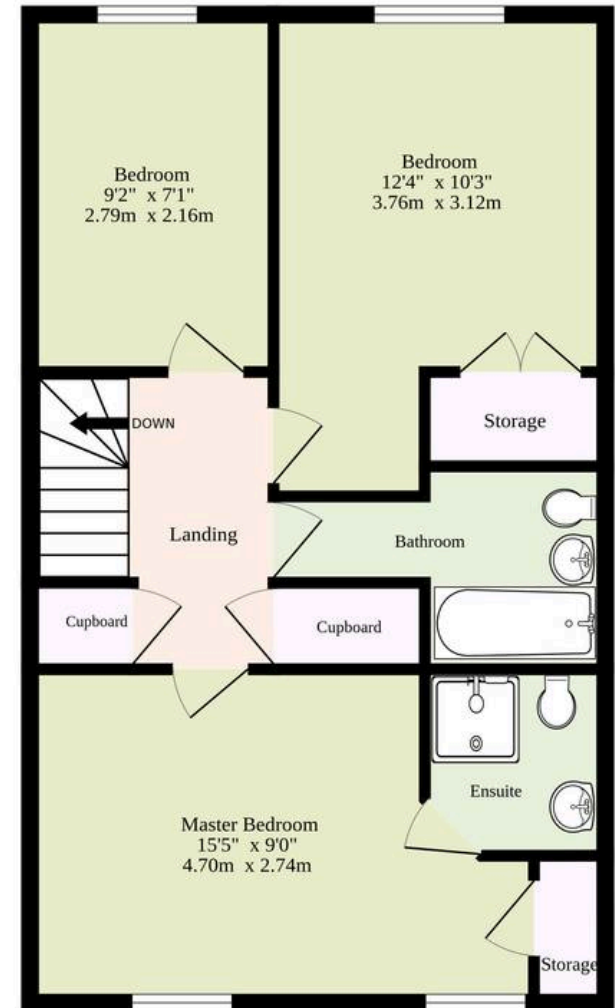
Ground Floor
492 sq.ft. (45.7 sq.m.) approx.



1st Floor
529 sq.ft. (49.1 sq.m.) approx.



2nd Floor
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 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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