



41 Lark Rise, Mulbarton

Norwich



Minors & Brady

41 Lark Rise

Mulbarton, Norwich

Offering versatile and well-proportioned living, this extended semi-detached home is perfect for first-time buyers, small families, or investors. Two generous reception rooms provide space to relax or entertain, while the bright kitchen/breakfast area and adjoining utility room create a practical hub for everyday life, with potential for a home office or study. Upstairs, three comfortable bedrooms are complemented by a modern family bathroom with a newly fitted shower. Outside, the west-facing garden is fully enclosed, with a central lawn, full-width patio, and timber shed/workshop, all enjoying peaceful woodland views. Situated close to local amenities and schooling, the property blends convenience with a flexible, family-friendly lifestyle.

- Extended semi-detached residence proudly positioned in the Norfolk village of Mulbarton, a short drive away from the city of Norwich
- Perfect choice for first-time buyers, small families or investors
- Two generous reception rooms offering comfortable areas for relaxation and entertaining
- Bright kitchen and breakfast area with practical work surfaces and space for your own appliances
- Utility room with potential to function as a home office or study space
- Three well-proportioned bedrooms offering comfort and privacy
- Modern family bathroom with a newly fitted electric shower over the bath
- Fully enclosed west-facing rear garden featuring a central lawn and full-width patio for seating arrangements
- Timber shed and workshop equipped for storage, hobbies, or DIY projects

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41 Lark Rise

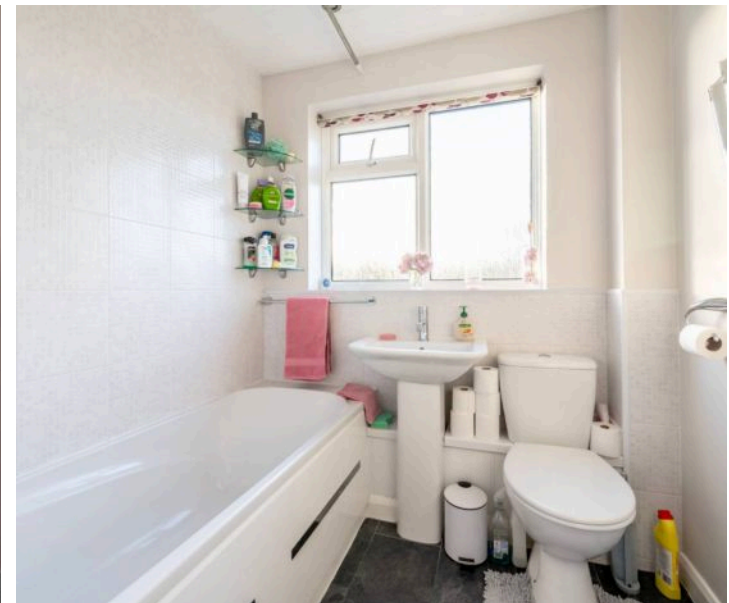
Mulbarton, Norwich

Location

Lark Rise is located in the heart of Mulbarton, a well-established village roughly six miles south of Norwich. The village itself provides essential amenities including a Co-op supermarket, a post office, several cafes and takeaways, and a traditional village pub. Families are well served, with Mulbarton Primary School nearby and secondary education available at Hethersett Academy or Wymondham schools, both a short drive away. Transport links are convenient, with regular bus services to Norwich, quick access to the A140, and Wymondham railway station connecting to the wider region. Residents also benefit from green spaces such as The Common and the village pond, popular for walks, outdoor activities, and community events.

Being just a short drive from Norwich, Lark Rise provides the best of both worlds. Norwich is a vibrant regional centre with a rich history, offering a mix of independent shops, high street stores, and shopping centres such as Castle Quarter and Chapelfield. The city has a thriving cultural scene, including theatres, galleries, live music venues, and historic landmarks like Norwich Cathedral and Elm Hill. It also boasts a wide selection of restaurants, cafes, and markets, catering to diverse tastes, as well as excellent sports facilities, parks, and riverside walks. With strong employment opportunities, educational institutions, and comprehensive healthcare services, Norwich makes Mulbarton residents feel well-connected without sacrificing the peace of village life.

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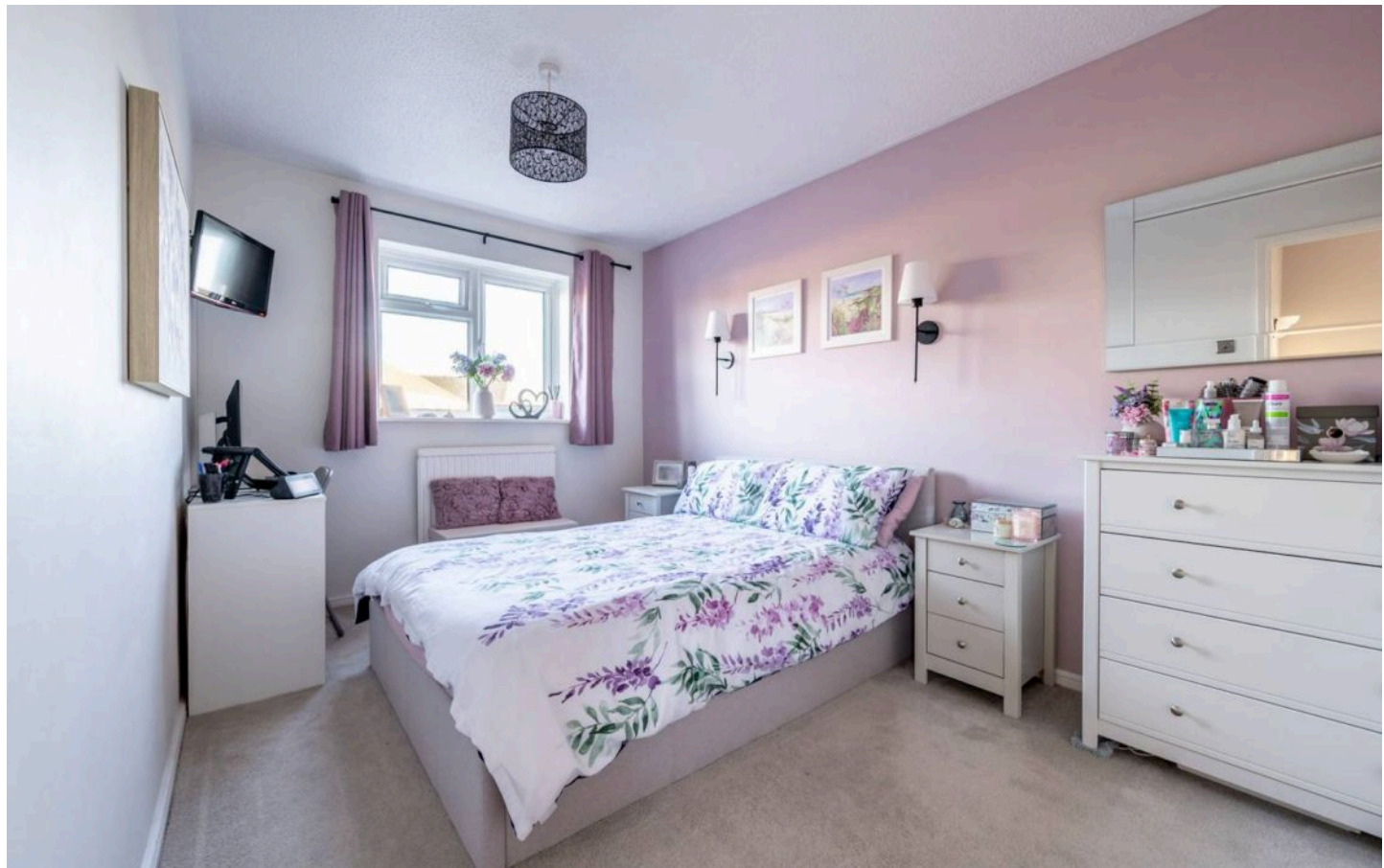
41 Lark Rise

Mulbarton, Norwich

This extended semi-detached home offers a versatile and welcoming layout, perfect for modern family life. Approached via a shingle driveway providing off-road parking, a charming porch and hall entrance greet you with attractive flooring, a staircase rising to the first floor, and useful built-in storage for coats and shoes.

Step inside to discover two generous reception rooms, each extending beyond sixteen feet, offering ideal spaces for entertaining or unwinding. The formal sitting room at the front is bright and inviting, featuring a media wall with shelving and a tasteful fireplace, while the adjacent dining room flows effortlessly into the home, with a skylight, feature fireplace, and French doors opening onto the rear garden.

The kitchen/breakfast room is light and functional, with a U-shaped arrangement of wall and base units, tiled splashbacks, and space for appliances, while a built-in breakfast bar adds extra convenience. A utility room at the front provides space for laundry, or could easily serve as a study or home office.



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Upstairs, three well-proportioned bedrooms offer comfortable retreats for the whole family. The main bedroom includes a built-in double wardrobe, while the remaining two rooms feature wood-effect flooring and ample natural light. The family bathroom is fitted with a modern three-piece suite, including a newly installed electric shower.

Outside, the west-facing rear garden has been professionally landscaped and is fully enclosed, offering a secure and private space with woodland views. A central lawn is complemented by a full-width patio, perfect for dining or relaxing outdoors, and a timber shed/workshop with workbench and storage provides practical functionality. The front garden is equally well-presented, creating an attractive and welcoming approach to the home.

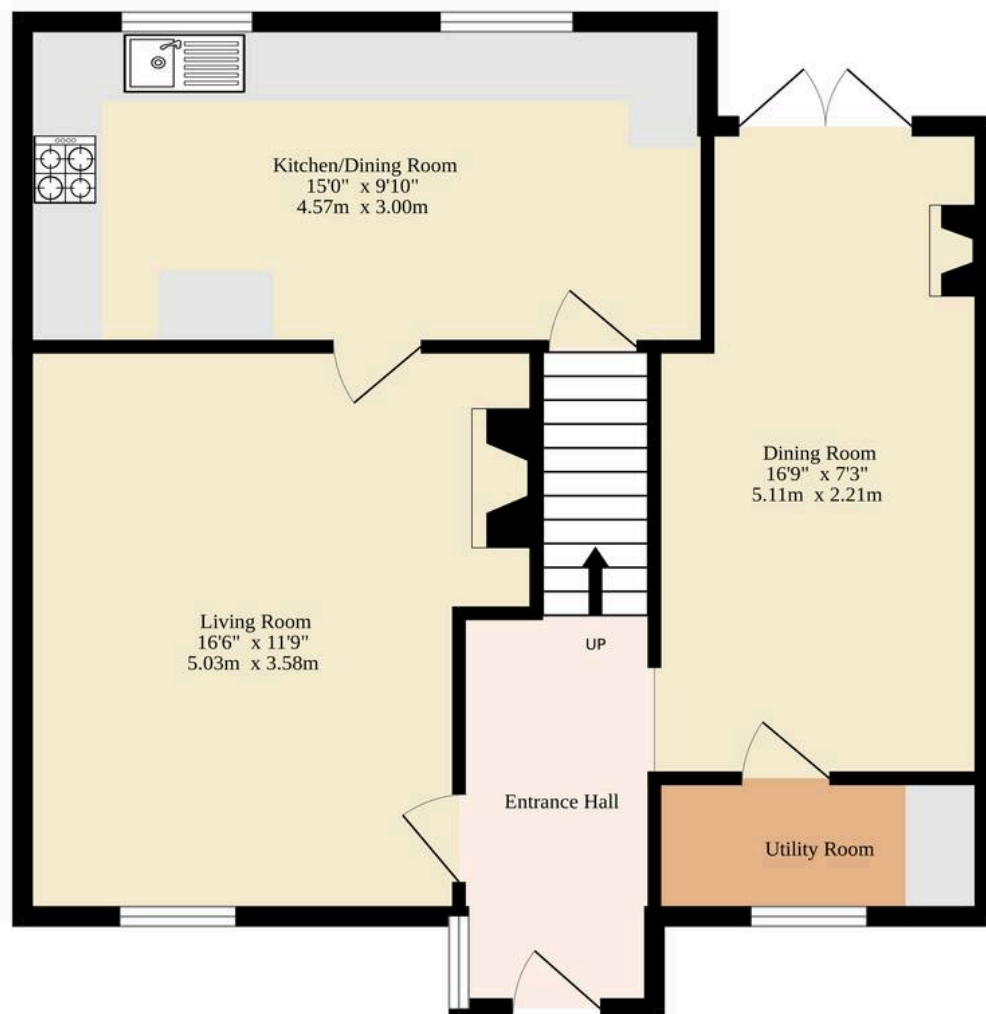
Agents note

Freehold

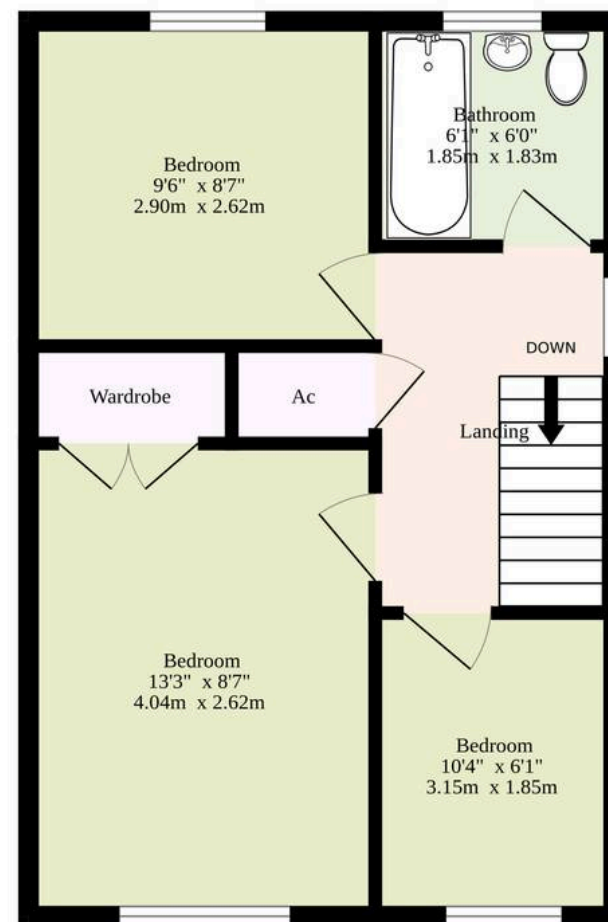


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor
561 sq.ft. (52.1 sq.m.) approx.



1st Floor
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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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