



12 Elm Close, Mulbarton

Norwich



Minors & Brady

12 Elm Close

This semi-detached home in Mulbarton stands out for its thoughtful layout and the valuable versatility created by its ground-floor extension. The additional reception room offers a rare opportunity for a private workspace, bedroom or client-facing area, ideal for modern hybrid working. The open flow between the lounge and dining room enhances natural light and sociability, giving the home an inviting and contemporary feel. Its updated kitchen connects directly to the garage, adding practicality for storage, hobbies, or future conversion potential. Upstairs, three well-balanced bedrooms ensure comfortable family living without compromise on space. The modern bathroom and bright landing contribute to the home's fresh, well-kept atmosphere. Outside, the enclosed rear garden provides a safe and attractive retreat, while the driveway and good-sized garage offer convenience not always found at this price point. Altogether, it's a flexible, future-proof home designed to suit changing lifestyles.

- Versatile ground-floor extension perfect for a home office, studio, client space, or creative retreat
- Additional private reception room offering quiet separation from the main living areas
- Sociable lounge-diner layout with a seamless flow ideal for entertaining and family life
- Modern white-gloss kitchen with a practical design and direct access to the garage
- Spacious attached garage providing superb storage, workshop potential, or hobby space
- Bright, well-proportioned bedrooms arranged from a central landing for balanced family living
- Contemporary bathroom suite adding a clean and stylish finish to the upper floor





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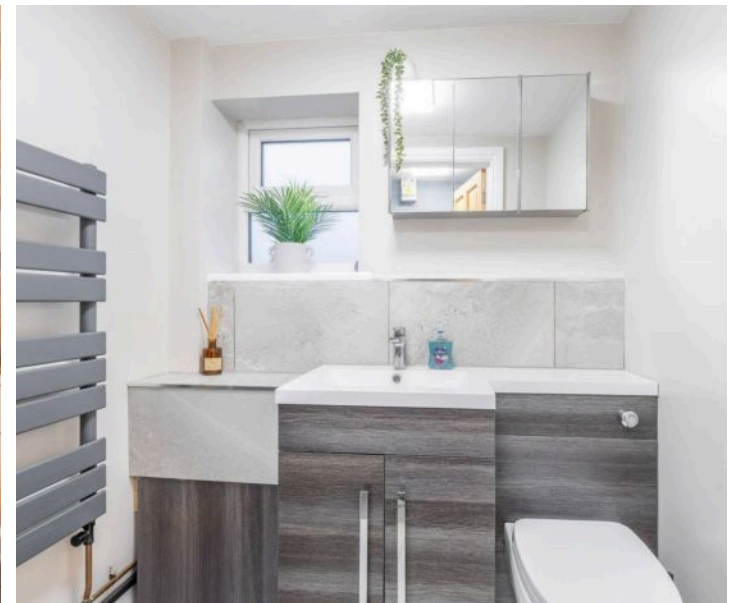
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The Location

Elm Close 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, Elm Close 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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Mulbarton, Norwich

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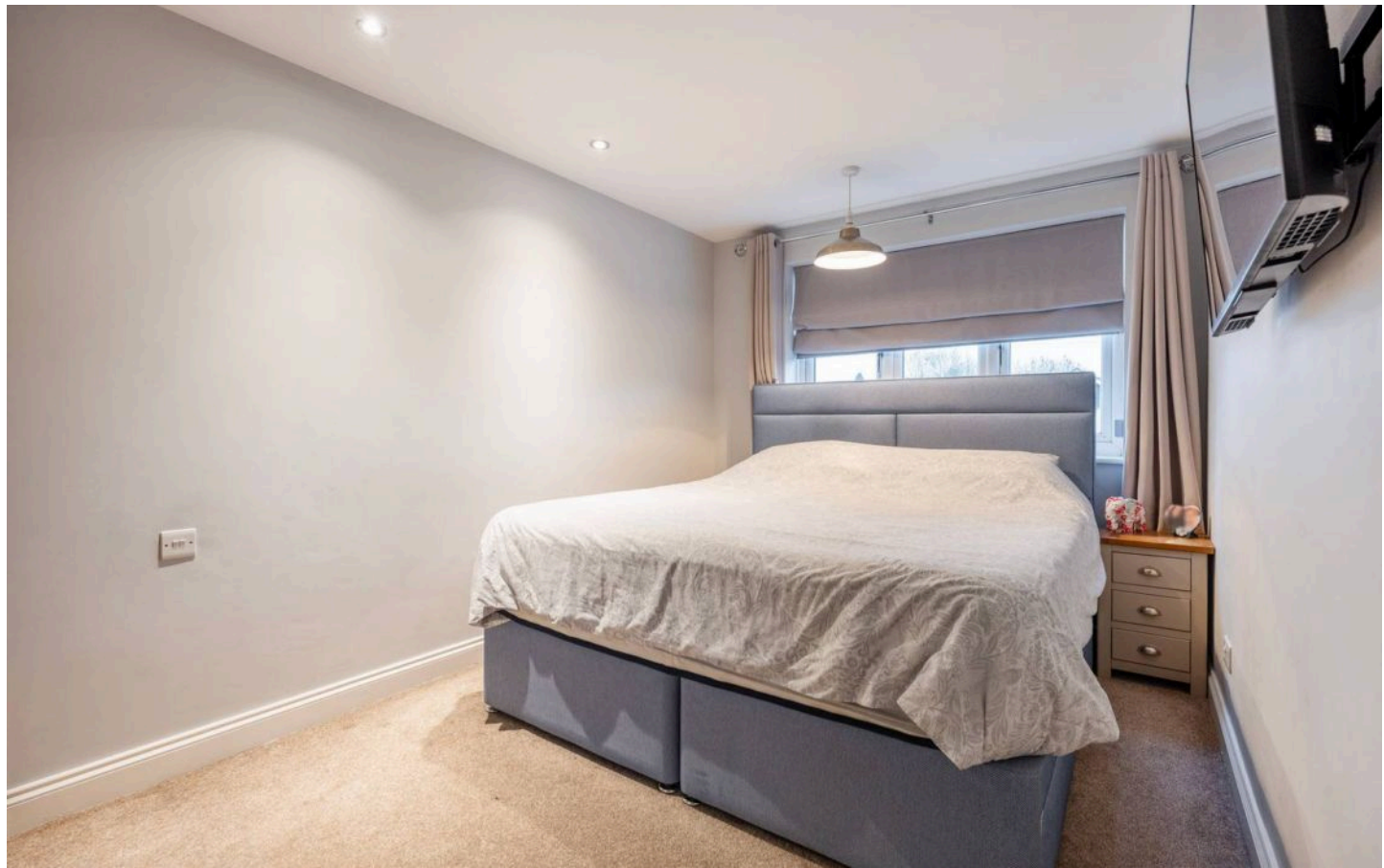
This good-sized three-bedroom semi-detached home, located in the ever-popular village of Mulbarton, offers excellent family accommodation with the benefit of a ground-floor extension.

The extension creates valuable additional space, including a versatile reception room and a convenient ground-floor cloakroom—an ideal setup for anyone who works from home, needs a private client area, or simply wants extra living space.

A welcoming entrance hall leads into the main living areas. The lounge sits at the front of the home and enjoys a natural flow through to the dining room, creating a sociable open-plan feel that works well for both everyday family life and entertaining.

From here, doors open out to the rear garden, allowing the indoor and outdoor spaces to connect seamlessly.

The kitchen has been updated with modern white gloss units and provides a practical layout suited to family living. A door leads through to the attached garage, which offers generous additional storage and convenience, along with direct access to the extended section of the property.



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Beyond the garage, a small lobby links the newly created reception room and the ground-floor cloakroom. The reception room forms a particularly useful part of the home, offering flexibility for those needing a dedicated workspace, bedroom, playroom or hobby area. Its position within the extension makes it an ideal spot for privacy and quiet.

Upstairs, the property provides three well-proportioned bedrooms arranged from a central landing. Natural light flows throughout, giving each room a bright and comfortable feel. The bathroom is fitted with a modern suite and is positioned to the rear of the property.

Outside, the home features both front and rear gardens, with the rear being well maintained and offering a pleasant, enclosed space ideal for families and outdoor enjoyment. The property also benefits from a driveway and a good-sized garage, providing off-road parking and practical storage.

Overall, this is a well-laid-out and adaptable family home, enhanced by its ground-floor extension, modern kitchen and bathroom, maintained gardens, and highly desirable setting in Mulbarton. The added versatility of the extra reception room and cloakroom makes it particularly well suited to today's lifestyle needs.

Overall, this is a well-laid-out and practical family home with a highly useful ground-floor extension, modern kitchen and bathrooms, maintained gardens, and a desirable setting in Mulbarton. Perfect for buyers seeking flexibility, extra living space, and a home that can adapt to a range of needs.

Agents Note

Sold Freehold

Connected to all mains services.

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TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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