



68 Lark Rise, Mulbarton

Norwich



Minors & Brady

This appealing family home combines adaptable living spaces with a practical layout designed to suit modern lifestyles. Arranged over two floors, it offers generous room proportions and a natural flow between reception areas, making it ideal for both everyday living and entertaining. Light-filled interiors create a bright and welcoming atmosphere throughout, enhanced by thoughtful connections to the garden spaces. The ground floor provides a variety of flexible rooms that can evolve with changing family needs, while the upper level offers comfortable and well-served sleeping accommodation. Outside, the gardens add a real sense of retreat, with multiple areas to relax, entertain or enjoy hobbies. Useful storage solutions and functional additions further enhance everyday convenience. Overall, the property presents a balanced blend of comfort, versatility and outdoor enjoyment.

- Versatile two-storey layout offering adaptable rooms that can suit family living, entertaining or working from home without compromise
- Bright and welcoming reception spaces that benefit from good natural light and an easy connection between the main living areas
- Well-designed kitchen and dining area providing a sociable hub of the home with direct access to additional living and garden spaces
- Spacious conservatory/garden room ideal for year-round use, offering flexibility as a family area
- Practical utility and storage area created from the former garage, while retaining useful external access
- Three well-sized bedrooms upstairs, including two comfortable doubles and a flexible third room suitable for a study or nursery
- Two modern bathrooms thoughtfully positioned across both floors to support busy family routines
- Off-road parking to the front, complemented by established planting that provides privacy and kerb appeal
- Attractive rear garden with varied levels





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## The Location

Lark Rise is situated in the highly sought-after South Norfolk village of Mulbarton, a well-established and friendly community located approximately six miles south of Norwich. The village is widely appreciated for offering the ideal balance between peaceful countryside living and straightforward access to the city, making it a popular choice for families, professionals, and those looking for a strong sense of community.

Mulbarton is particularly well served for everyday needs. The village benefits from a Co-op supermarket, a local pub, café, pharmacy, doctors' surgery, and a well-regarded primary school, all of which contribute to its practical and welcoming, family-oriented feel. These amenities are complemented by an active village atmosphere that appeals to residents of all ages.

At the heart of Mulbarton lies the attractive village common, a much-loved focal point featuring a duck pond and children's play areas. This open green space provides a pleasant setting for walks, outdoor recreation, picnics, or simply enjoying a quieter pace of life, and helps reinforce the village's strong community character.

The village is well connected, with regular bus services providing convenient links to Norwich city centre. This makes commuting, shopping, and social trips into the city straightforward. Road users are also well catered for, with the nearby A140 and A11 offering efficient access to Norwich and wider routes across the region.

Surrounded by open countryside and scenic walking routes, Lark Rise is ideally placed for those who enjoy outdoor pursuits while still valuing accessibility. Overall, it offers an appealing combination of village charm, everyday convenience, and proximity to Norwich, making it a desirable location for a broad range of buyers and residents.



# 68 Lark Rise

Mulbarton, Norwich

## Lark Rise, Mulbarton

This well-presented family home offers a flexible layout with a good balance of living and bedroom accommodation over two floors. The entrance hall provides a welcoming first impression and includes the staircase to the upper floor, with natural light flowing through the open stairwell.

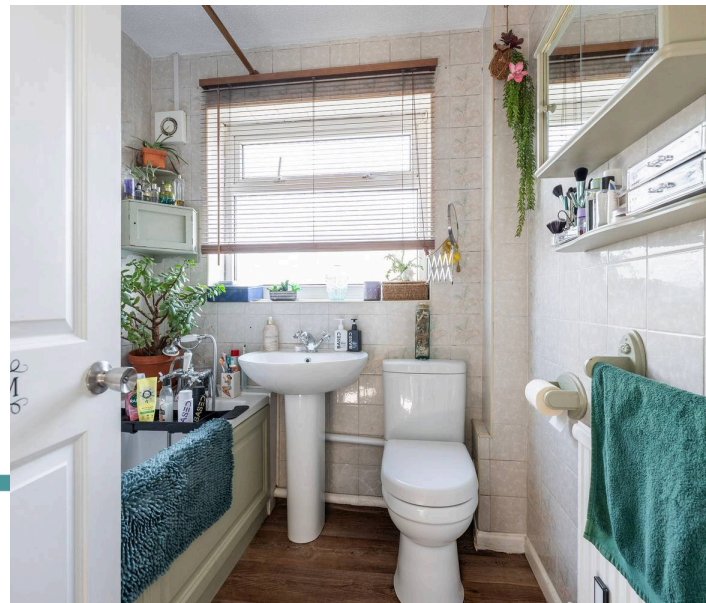
The living room is a comfortable and well-proportioned space with a front-facing window allowing for good natural light. A feature fireplace creates a focal point, and the room is finished with neutral decoration, making it easy to personalise.

To the rear of the property, the kitchen provides ample space for everyday cooking and dining. It is fitted with a range of storage units and work surfaces, with space for appliances and a pleasant outlook toward the garden.

Storage cupboards are available off the kitchen, and French doors lead through to the conservatory.

The conservatory is a generous and versatile space that can be enjoyed year-round. With windows and doors opening onto the garden, it works well as a family room, relaxation area or additional dining space.

Beyond the kitchen is a ground floor lobby giving access to a modern bathroom and a useful utility and storage area. The utility space, converted from the former garage, offers room for white goods and additional storage while still retaining external access.



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Mulbarton, Norwich

Upstairs, the landing is light and airy and provides access to all first-floor rooms, along with an airing cupboard and loft access. There are three bedrooms, consisting of two doubles and a well-proportioned third room which could also serve as a home office or study.

The first floor is served by a second bathroom, fitted with a white suite and finished with tiling, providing practical family accommodation.

Outside, the property benefits from off-road parking to the front and mature planting that offers a degree of privacy. The rear garden is accessed from the garden room and features a patio seating area, raised sections and a mix of lawn and plants.

A further enclosed area beyond the main garden provides additional outdoor space, along with a timber summer house. Overall, this is a well-laid-out home offering versatile living spaces, practical storage and an attractive garden setting.

## Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

The vendors have noted that permission to install a bathroom within the garage was not obtained (2000). Based on our research, planning permission is not required; however, we advise all buyers to satisfy themselves that they are comfortable with this arrangement prior to proceeding.



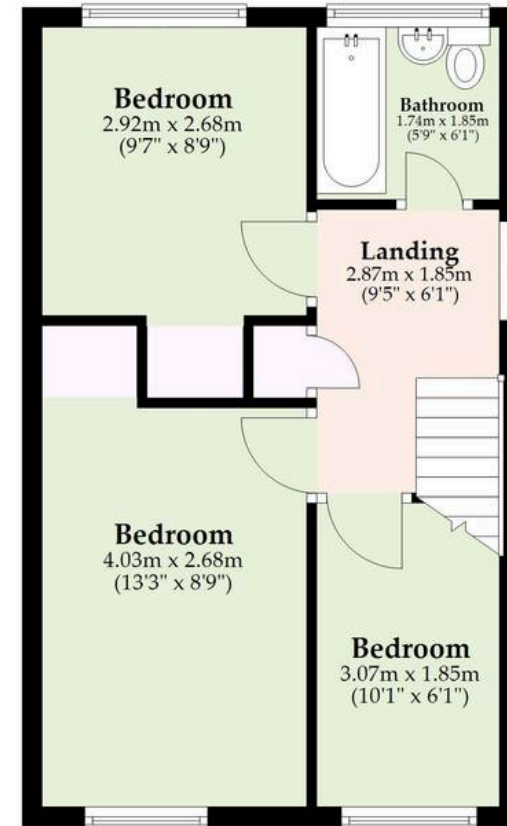
## Ground Floor

Approx. 62.5 sq. metres (673.2 sq. feet)  
(excluding Entrance Hall)



## First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 99.0 sq. metres (1065.4 sq. feet)

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.

Plan produced using PlanUp.

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