



41 Mulberry Court, Taverham

Norwich



Minors & Brady

41 Mulberry Court

Taverham, Norwich

An excellent opportunity for first-time buyers, downsizers or investors, this beautifully presented one-bedroom home combines private outdoor space and allocated parking in a highly practical and low-maintenance package. Thoughtfully updated with a refitted kitchen and contemporary bathroom, the property offers comfortable living across two floors, with bright and well-proportioned accommodation throughout. The enclosed rear garden provides an attractive outdoor retreat, while an allocated parking space and additional visitor parking add everyday convenience.

- Well-presented one-bedroom home
- Ideal first-time purchase or investment opportunity
- Bright open-plan living accommodation
- Refitted modern kitchen with breakfast area
- Built-in electric oven and hob
- Spacious double bedroom
- Contemporary refitted bathroom with shower over bath
- Enclosed rear garden mainly laid to lawn
- Allocated parking space with visitor parking available
- Convenient and low-maintenance lifestyle property



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The Location

Situated in the popular village of Taverham, the property enjoys a highly convenient and well-connected setting with a wide range of amenities accessible on foot or within a short drive. Everyday essentials are close at hand, including a Tesco Express, alongside local services, takeaways, cafés and a range of independent businesses that cater to day-to-day needs. A well-regarded garden centre is also located nearby, offering seasonal plants, homewares and a popular café.

The area is particularly appealing to those who enjoy an active outdoor lifestyle, with several parks, open green spaces and the nearby Marriott's Way providing excellent walking and cycling routes through the Norfolk countryside. These scenic trails prove especially popular during the warmer months and offer a wonderful balance of rural surroundings and accessibility.

For families, Taverham is well served by a selection of schooling options, including nursery, primary and secondary education, all within easy reach. The village also benefits from a range of practical amenities including doctors' surgeries, dental practices, veterinary services and additional retail facilities, ensuring everyday convenience.

Excellent transport connections further enhance the location, with regular bus services providing easy access into Norwich city centre, while the nearby Northern Distributor Road (NDR) offers efficient links across Norfolk, including routes towards the coast and surrounding market towns.



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Upon entering, the sitting room offers a comfortable setting for relaxation and entertaining, benefiting from an open-plan arrangement that creates a lovely sense of space and flow throughout the ground floor.

The adjoining kitchen and breakfast area has been tastefully refitted and is both stylish and practical. Fitted with a range of modern units and generous worktop space, it also benefits from a built-in electric oven and hob, making it perfectly suited to everyday cooking and dining.

Upstairs, the landing provides access to the loft and leads through to the generous double bedroom. Bright and comfortable, the room offers ample space for bedroom furniture and enjoys a peaceful outlook.

The bathroom has also been refitted in a contemporary style and features a modern white suite with a shower fitted over the bath.

To the rear, the enclosed garden offers a private outdoor space that is ideal for relaxing, entertaining or gardening. Predominantly laid to lawn, the garden is easy to maintain while still providing plenty of room to enjoy the outdoors.

A side access gate leads directly to the property's allocated parking space, while additional visitor parking is conveniently available to the front, making the home particularly practical for homeowners and guests alike.

Agents Note

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



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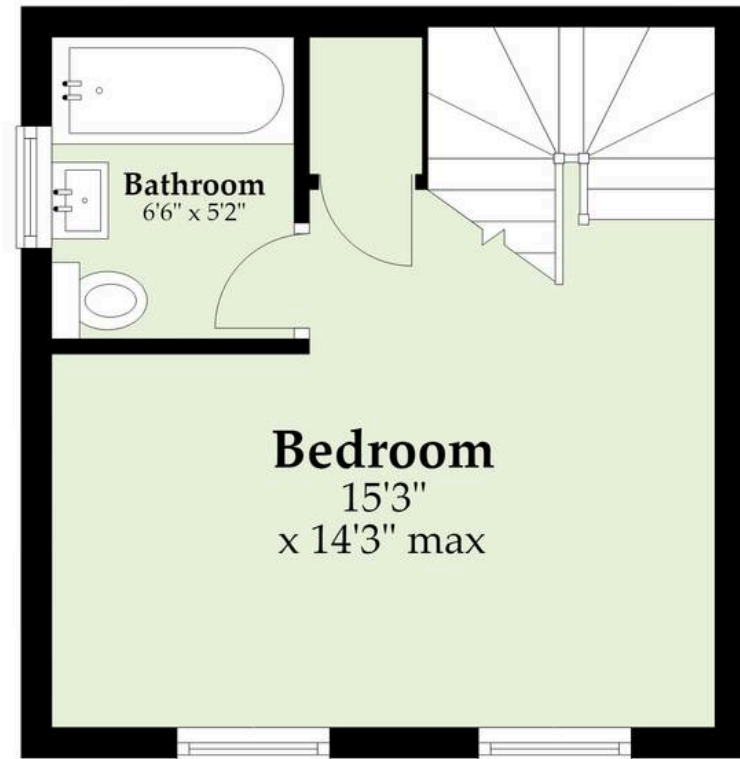
Ground Floor

Approx. 183.3 sq. feet



First Floor

Approx. 216.2 sq. feet



Total area: approx. 399.6 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.

Dreaming of this home? Let's make it a *reality*.



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Minors & Brady
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