



12 Lakes Avenue, Mulbarton

Minors & Brady



A stunningly renovated chalet-style home where timeless character meets exceptional modern living. Originally built in 1963 and extensively upgraded throughout, this impressive three-bedroom home has been finished to a remarkable standard with no detail overlooked. The heart of the property is the stylish open-plan kitchen and dining space, featuring a premium Wren kitchen, quartz worktops and high-spec integrated appliances, perfect for both entertaining and everyday family life. A cosy yet elegant living room centres around a Stovax multi-fuel stove and opens seamlessly to the garden through bi-fold doors. High-quality improvements include a full rewire, cavity wall insulation, an insulated roof, premium zinc roofing to the extension, oak internal doors and luxury Roca bathroom fittings throughout. Outside, extensive Indian sandstone terraces, powered outbuildings and a substantial insulated summer house create a superb extension of the living space.

- Extensively renovated three-bedroom chalet-style home finished to an exceptional standard throughout
- Stunning open-plan kitchen and dining space with premium Wren cabinetry and quartz worktops
- Elegant living room featuring a Stovax multi-fuel stove, limestone surround and bi-fold doors
- Comprehensive upgrades include full rewire, cavity wall insulation and insulated roof improvements
- High-quality finishes throughout with oak internal doors and premium Roca sanitaryware fitted
- Flexible accommodation including a generous ground-floor double bedroom and modern shower room
- Flush casement windows, gas central heating and premium shutters enhance comfort and style
- Contemporary extension complemented by a striking zinc roof and energy-efficient EPC C rating



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12 Lakes Avenue

Mulbarton, Norwich

The Location

Ideally positioned within the highly sought-after village of Mulbarton, this location offers the perfect balance of countryside surroundings and everyday convenience. Renowned for its strong community spirit and well-regarded local amenities, Mulbarton is a popular choice for families, professionals and retirees alike.

At the heart of the village is the expansive Mulbarton Common, a much-loved green space featuring a picturesque pond, children's play areas and open grounds ideal for walking, recreation and community events. Residents benefit from a range of everyday amenities, including a convenience store, pharmacy, doctors' surgery, village pub, café and primary school, all contributing to the area's self-sufficient and welcoming feel.

Regular bus services provide convenient access into Norwich city centre, while excellent road connections via the nearby A140 and A11 make commuting across Norfolk and beyond straightforward. The village is also well placed for access to surrounding market towns and neighbouring villages, offering a blend of rural charm and connectivity.

Surrounded by attractive South Norfolk countryside, the area provides numerous walking routes, cycling opportunities and open spaces to enjoy throughout the year. Combining a peaceful village setting with easy access to Norwich's extensive shopping, dining, leisure and employment opportunities, Mulbarton continues to be one of the area's most desirable places to call home.

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Beautifully renovated and significantly enhanced, this impressive three-bedroom chalet-style home was originally built in 1963 and has been transformed to an exceptional standard throughout. Combining contemporary design with practical family living, the property offers beautifully presented accommodation, high-quality finishes and a wealth of upgrades, creating a home that is ready to move straight into.

The welcoming entrance hall sets the tone for the quality found throughout, with oak internal doors, modern décor and a bright, inviting atmosphere. The property benefits from gas central heating, flush casement windows throughout and has been comprehensively upgraded, including a full rewire to current building regulations, cavity wall insulation and a re-battened, felted and insulated main roof completed in 2022. A premium zinc roof further enhances the contemporary extension, while the property holds an EPC rating of C.

At the heart of the home is a superb open-plan kitchen and dining area, thoughtfully designed for both everyday living and entertaining. The premium Wren kitchen is complemented by elegant quartz worktops and a range of integrated appliances, including a double oven with built-in air-fryer functionality. There is ample space for an American-style fridge freezer, while premium shutters fitted to the front windows add both style and privacy. The open-plan layout creates a sociable and versatile space, ideal for modern family life.



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The living room provides a wonderful retreat, centred around a stylish Stovax multi-fuel stove set within a limestone fireplace surround and finished with a quartz hearth. Bi-fold doors open directly onto the garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living.

The accommodation is arranged with flexibility in mind and includes a generously proportioned double bedroom on the ground floor, alongside a well-appointed shower room fitted with premium Roca sanitaryware and quality bathroom fittings.

Outside, the property continues to impress with extensive Indian sandstone patios extending along both the side and rear, offering excellent space for outdoor dining, entertaining and relaxation. The gardens are further complemented by two useful sheds, one of which benefits from lighting and power, while a substantial insulated summer house provides a highly versatile additional space, complete with electricity, lighting and power sockets, making it ideal for use as a home office, studio, gym or garden retreat.

Having undergone extensive renovation and modernisation, this outstanding chalet-style home successfully blends character, quality craftsmanship and contemporary comfort, creating a unique and highly desirable property.

Agent's Note

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



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