

Avallana The Rosery, Mulbarton

Minors & Brady

Avallana The Rosery

Mulbarton, Norwich

Occupying a sought-after non-estate position in the picturesque village of Mulbarton, this impressive detached family home offers generous and versatile accommodation, complemented by far-reaching field views and a particularly attractive south-facing garden.

The property has been well maintained and tastefully decorated throughout, with a number of recent improvements including a newly installed boiler, a refitted utility room and replacement double-glazed windows. The extended kitchen and breakfast room, spacious sitting room and additional garden room provide excellent space for modern family living, while four well-proportioned bedrooms and three further reception areas offer plenty of flexibility. With ample off-road parking and an integral garage, this is a substantial home in a desirable village setting.

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Avallana The Rosery

Mulbarton, Norwich

- Impressive detached four bedroom family home occupying a sought after non estate position in the picturesque village of Mulbarton, enjoying far reaching views across the surrounding fields
- Generous and versatile accommodation arranged over two floors, including multiple reception areas, an extended kitchen and a garden room overlooking the rear garden
- Spacious bay fronted sitting room featuring an attractive fireplace with inset cast iron wood burner, exposed brickwork and French doors opening into the garden room
- Extended kitchen and breakfast room fitted with a range of wall and base units, solid granite worktops, integrated fridge and dishwasher, breakfast bar and attractive views over the garden
- Separate garden room providing an additional reception space with tiled flooring, plenty of natural light and French doors opening directly onto the south facing garden

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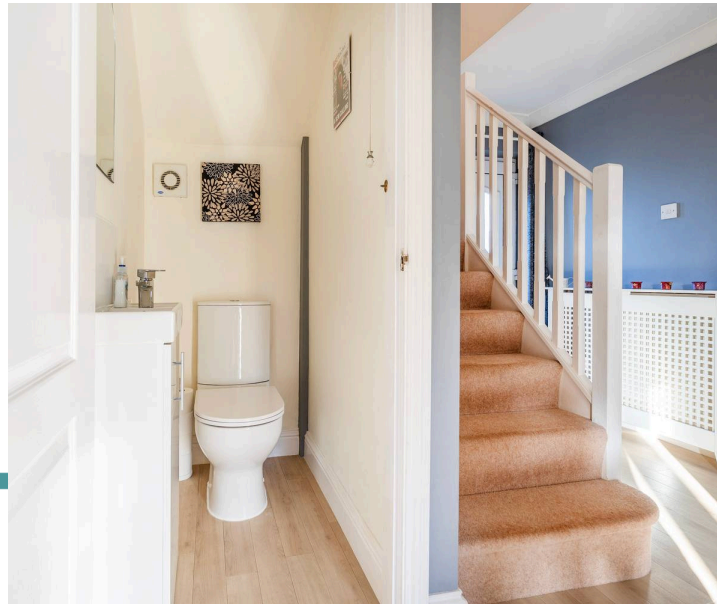
Avallana The Rosery

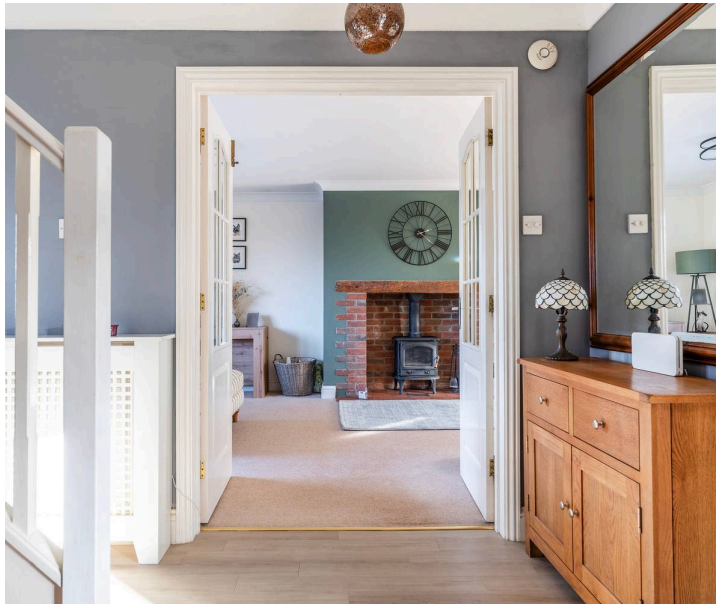
Mulbarton, Norwich

- Four well proportioned bedrooms arranged around a spacious first floor landing, with the principal bedroom enjoying views over the garden and its own ensuite shower room
- Separate dining room offering excellent flexibility as a formal dining space, additional sitting room or dedicated home office, complemented by a modern family bathroom and ground floor WC
- Recently improved throughout, including a newly installed oil fired combination boiler, re fitted utility room, updated ground floor WC and replacement double glazed windows within the last five years
- Generous south facing rear garden, mainly laid to lawn with mature planting, established borders and a spacious patio seating area, creating an attractive setting for outdoor dining and entertaining
- Set back behind mature hedging and a five bar gate, the property benefits from a shingle driveway providing ample off road parking, alongside an integral garage with power and lighting

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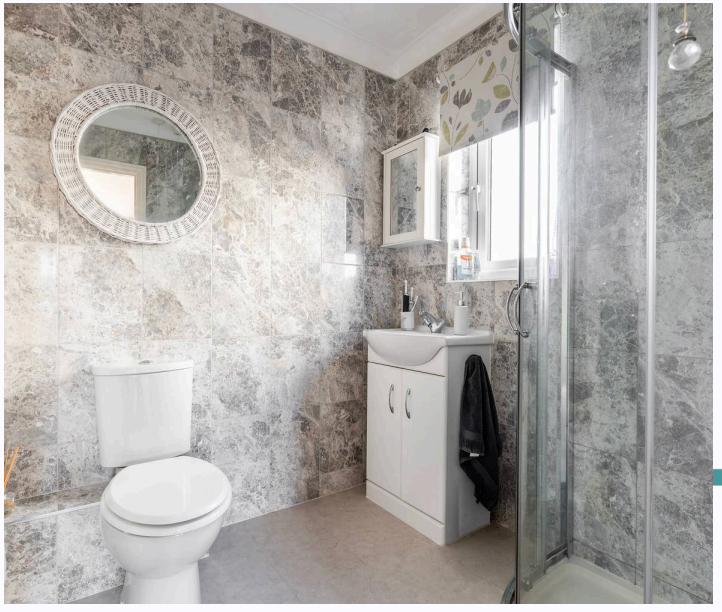












Avallana The Rosery

Mulbarton, Norwich

Location

Situated in the popular South Norfolk village of Mulbarton, Avallana The Rosery enjoys a village setting with a good range of everyday amenities close at hand, whilst remaining within easy reach of Norwich. The village is centred around the attractive Mulbarton Common, an extensive open green space with ponds and recreational areas, providing a pleasant setting for walks and outdoor activities.

Local facilities include a Co-op supermarket, village shop and Post Office, GP surgery, pharmacy, public house and a selection of takeaways, alongside Mulbarton Primary School, making the area particularly convenient for day-to-day living. Regular bus services connect the village with Norwich, approximately six miles to the north, where a wider choice of shopping, restaurants, leisure facilities and employment opportunities can be found.

The Rosary, Mulbarton

The property is approached via a shingle driveway, set back from the road behind mature hedging and a traditional five bar gate. Upon entering, the welcoming hallway provides access to the principal ground floor accommodation, with stairs rising to the first floor and a useful built in storage cupboard positioned beneath.

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The spacious sitting room is a particular feature, with a large bay window overlooking the front garden and an attractive fireplace incorporating an inset cast iron wood burner, exposed brickwork and tiled hearth. The generous proportions provide plenty of room for comfortable seating, while French doors lead through to the garden room.

The garden room offers a lovely additional reception space, with tiled flooring and French doors opening directly onto the rear garden. Its outlook over the established outdoor space makes this an ideal place to relax and enjoy the surroundings, while providing a natural connection between the house and garden.

The extended kitchen and breakfast room has been finished to a high standard, with a good range of fitted wall and base units complemented by solid granite worktops. Integrated appliances include a fridge and dishwasher, while the breakfast bar provides a useful spot for informal dining. There is also an electric cooker point, additional storage and a door leading out towards the rear garden. The adjoining side lobby provides access to the front and rear of the property, together with the recently re fitted utility room, which offers further storage and space for a washing machine and fridge freezer. A ground floor WC is also conveniently positioned off the hallway.

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The separate dining room provides further flexibility, whether used for family meals, entertaining or as an additional sitting room or home office. Positioned away from the main reception space, it offers a useful room that can adapt to the needs of the household.

Upstairs, the galleried landing leads to four well proportioned bedrooms, all finished with fitted carpets and benefiting from double glazing. The principal bedroom enjoys an attractive outlook over the rear garden and has its own ensuite shower room, fitted with a corner shower cubicle, wash hand basin with storage beneath and heated towel rail. The remaining bedrooms offer comfortable accommodation for family members or guests, while the family bathroom is fitted with a bath incorporating a rainfall mixer shower, wash hand basin with storage and heated towel rail.

Outside, the south facing rear garden is a particular highlight, offering a generous and established space with a good degree of privacy. Mainly laid to lawn, the garden is framed by mature planting and established shrubbery, with a spacious patio area extending from the garden room to provide an ideal setting for outdoor dining and entertaining.

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The garden is enclosed by a combination of brick wall and timber fencing, with a useful timber storage shed positioned to one side.

The property also benefits from an integral garage, providing valuable storage with power and lighting, together with potential for alternative use or conversion, subject to the necessary permissions. To the front, the shingle driveway provides ample off road parking and turning space, with mature hedging helping to create an attractive approach.

Agents Notes

Freehold, connected to mains electricity, water and drainage.

Council tax band - E

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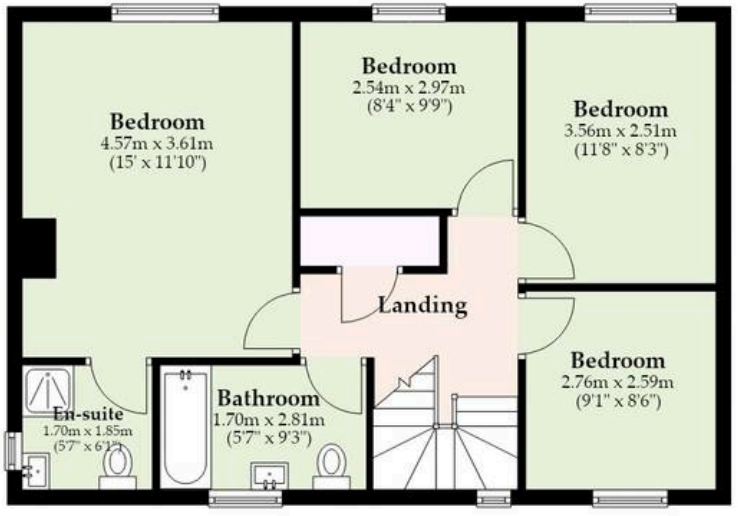
Ground Floor

Approx. 98.2 sq. metres (1057.2 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.3 sq. feet)



Total area: approx. 157.8 sq. metres (1698.5 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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norwich@minorsandbrady.co.uk | 01603 365085 | 107 Unthank Road, Norwich, NR2 2PE

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Matt Waters
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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
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