



Pheasant Close | Norwich | NR14 8BL  
Guide Price £425,000

twgaze

# Pheasant Close | Norwich | NR14 8BL Guide Price £425,000

A four bedroom detached family home located in a quiet cul de sac in the popular village of Mulbarton.

- Four Bedrooms
- Large sitting room
- Home office/work room
- Kitchen
- Workshop and storage room
- Detached family home
- Playroom
- Dining room
- Private rear garden
- Brick weave driveway

## The Location

The property within short walking distance from Mulbarton Common and several daily amenities including pharmacy, take away, Co-op supermarket, convenience store, social club and Mulbarton Primary School. Located roughly 6 miles south of Norwich City centre, the village offers a blend of both new and older properties, with the common and pretty pond creating a focal point within the village. Mulbarton has numerous hobby and activity groups which adds to the sense of community around the village, making it an appealing place to raise a family. Further afield, the market town of Wymondham (6 miles away) provides national retailers including Waitrose, Morrisons and Co-op. There are also a good range of transport links both into the city and to Cambridge and London.





## The Property

This well-proportioned family home is situated in a peaceful and sought-after cul-de-sac, offering the perfect balance of tranquility and convenience. As you enter, you are greeted by a welcoming entrance hall, which sets the tone for the rest of the home. The ground floor features a convenient W.C. and ample living spaces. The large sitting room is ideal for relaxing and entertaining, while the playroom provides a great space for younger family members to enjoy. The workroom offers flexibility for home office use or additional storage. For more formal occasions, the dining room provides the perfect setting for family meals. The spacious kitchen is fitted with modern appliances, and there's a second entrance and utility area, which is perfect for managing laundry and muddy shoes. Upstairs, the home boasts four well-sized bedrooms, offering plenty of space for all family members. The luxurious family bathroom features both a double shower and a bath, creating a relaxing atmosphere for unwinding after a long day. This home is perfect for those seeking comfort, practicality, and a family-friendly environment in a quiet location.

## The Outside

This charming property features a brick weave driveway at the front, providing off-road parking for several vehicles. To the rear, you'll find a spacious lawn area, perfect for outdoor activities, along with a decked space ideal for alfresco dining. A covered deck area offers a sheltered spot for relaxing or entertaining year-round. Additionally, there's a brick-built workshop and storage area, ideal for housing cycles or offering extra space for hobbies and storage needs.

## Freehold

## Services

Mains Electric, mains gas, mains water and mains drainage

How to get there  
[swarm.collect.seating](http://swarm.collect.seating)

Viewing  
Strictly by appointment

Council Tax- South Norfolk Band D

Ref 2/19837



**Ground Floor**  
Approx. 124.2 sq. metres (1337.3 sq. feet)

**Workshop**  
3.25m x 3.56m  
(10'8" x 11'8")

**Store**  
3.18m x 3.48m  
(10'5" x 11'5")

**First Floor**  
Approx. 60.8 sq. metres (654.1 sq. feet)

**Bedroom 1**  
3.10m x 4.82m  
(10'2" x 15'10")

**Bedroom 2**  
4.39m x 2.69m  
(14'5" x 8'6")

**Bedroom 3**  
2.62m x 4.99m  
(8'7" x 13'5")

**Bedroom 4**  
1.89m x 3.20m  
(6'2" x 10'6")

**Bathroom**  
3.30m x 2.87m  
(10'10" x 8'9")

**Landing**

Total area: approx. 185.0 sq. metres (1991.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	(81-91) B	(71-80) C	(61-70) D
(55-60) E	(45-54) F	(1-20) G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81
72		81	

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