

abbotFox
Bespoke.

Hill House, Mulbarton, NR14

Five Bedroom Detached House - Guide Price £625,000

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abbotFox Bespoke presents Hill House a beautiful period family home offering well-proportioned rooms throughout.

Accommodation comprising: Entrance Hall, cloakroom, home office, large sitting room, dining room, second study, music room/snug, large kitchen/breakfast room with AGA, pantry and utility room; rear conservatory and "garden" toilet. Two staircases lead to the first floor which provides five bedrooms, the principle and guest bedrooms being en suite with a separate family bathroom.

Outside, to the front, there is a carriage driveway which leads to a large parking area and double garage. To the rear, there is a large, mature garden, with formal lawn, private patio areas and a substantial, enclosed fruit and vegetable garden. The garden backs onto fields and enjoys complete seclusion.

KEY FEATURES

- Beautiful period home
- Traditional features but fully refurbished for modern living
- Five bedrooms
- Two en suites
- Large sitting room with wood burner
- Music room/snug
- Large kitchen/breakfast room with AGA
- Home office with superfast broadband and second study
- Large mature grounds backing onto fields featuring substantial enclosed kitchen garden

TENURE

Freehold

SITUATION

The popular South Norfolk village of Mulbarton, is located just 7 miles to the south of City of Norwich and 6 miles to the east of the market town of Wymondham.

The village offers a range of local amenities including a supermarket, an Adnam's public house: The World's End, a post office, social club, convenience stores, a Boots pharmacy, a fish-and-chip shop, a Chinese takeaway, and an MOT and vehicle repair centre. In the centre of the village is a large common, with a picturesque pond.

Local schooling for younger children is provided by Mulbarton Primary School, with secondary education available from the Hethersett Academy.

Norwich City Centre is only a short 20 minute drive away offering nationally acclaimed shopping facilities, exciting nightlife, rich culture and history, a range of excellent schools, a university and, to the north, Norwich Airport providing both domestic and international flights. With easy access to the A140 Mulbarton enjoys excellent road transport links, with regular buses running through the village.

Wymondham provides the nearest train station, with services to Norwich and Stansted Airport, and a range of major supermarkets including a Waitrose, Lidl and a Morrisons.

LOCAL AUTHORITY

South Norfolk District Council

COUNCIL TAX BAND

Band F

SERVICES

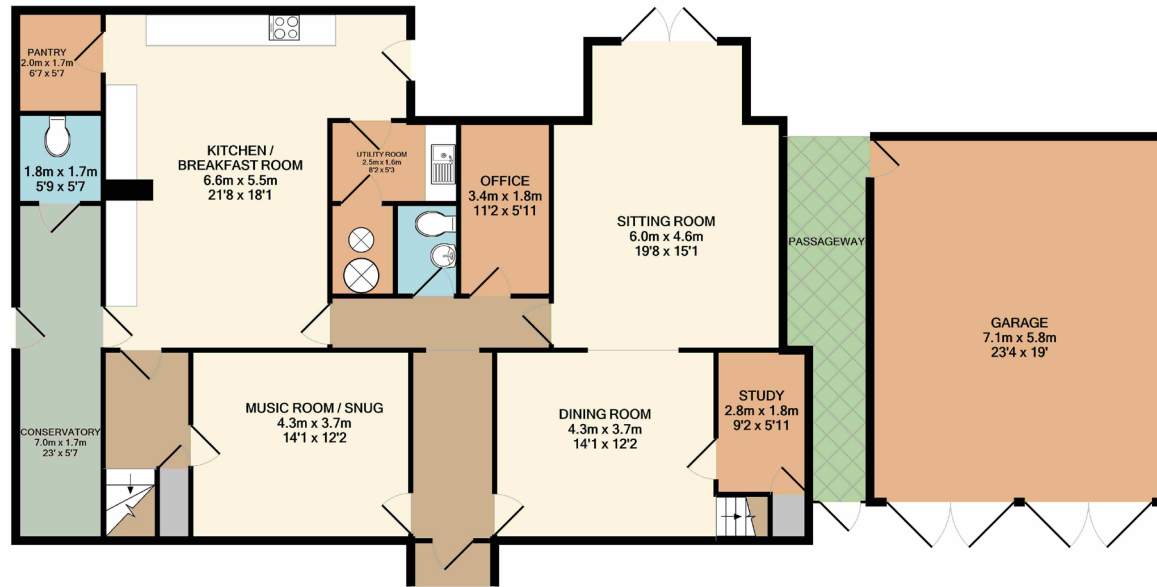
- Superfast fibre optic FTTP broadband
- All mains services connected (water, electricity, drainage)
- 4kW Solar Panel PV System located on the roof of the double garage





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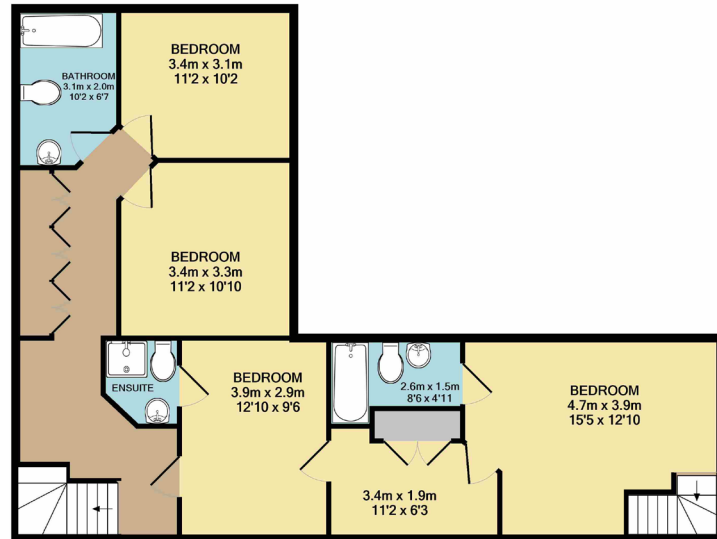
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GROUND FLOOR
APPROX. FLOOR
AREA 186.8 SQ.M.
(2011 SQ.FT.)

TOTAL APPROX. FLOOR AREA 274.8 SQ.M. (2958 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 02/2020



1ST FLOOR
APPROX. FLOOR
AREA 88.0 SQ.M.
(947 SQ.FT.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending purchasers do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



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