



# Impressive modern family home with annexe

**41 Rectory Lane, Mulbarton, Norwich, NR14 8AG**

Freehold





Entrance Hall • Sitting Room • Kitchen/Breakfast Room • Study • Snug • Garden Room • Dining Room • Principal Bedroom with en suite • Three further bedrooms including one with en suite • Family Bathroom  
 Outside: Detached annexe with open plan kitchen/living/bedroom and en suite • Double garage • All in about 0.8 acres

### The Property

41 Rectory Lane is a superb modern family home which has been upgraded and maintained by the current owners in the highly popular south Norfolk village of Mulbarton. Offering excellent accommodation both inside the main house and the useful detached one bedroom annexe within the grounds.

The centrepiece of the property and sure to impress is the stunning Bryan Turner kitchen complete with island and built in appliances.

The flexible accommodation includes the now essential study and a snug that could be utilised as an ideal play room or gym if desired.

To the first floor are four double bedrooms including the principal with en suite and the guest bedroom also with an en suite. The remaining bedrooms are then serviced by a family bathroom.

### Outside

Sitting handsomely back from the road and accessed via an in and out driveway both with secure electrically operated gates leads to ample parking provided by the generously proportioned driveway with space for numerous vehicles and double garage complete with electric up and over doors.

The plot measures in all about 0.8 acres and wraps around the property allowing multiple areas of interest to be created including a terrace perfect for entertaining with the majority being laid to lawn with beds and mature shrubs planted. Backing onto fields the property achieves a good

degree of natural privacy and tranquility enjoyed.

### Location

Mulbarton is a popular village with good amenities including a village school, doctor's surgery, Co-op, farm shop, pharmacy, two takeaways and public house as well as a 14th century church. The property is very conveniently situated for Norwich, the cathedral city and regional centre of East Anglia which is approximately six miles. Norwich offers a range of excellent schools together with cultural and leisure amenities for most tastes, a thriving business community, and an expanding retail centre together with renowned restaurants and an airport to the north of the city with an expanding range of domestic and continental flights.

### Services

Mains water, oil fired central heating, electricity, fibre broadband and mains drainage

### Local Authority

South Norfolk District Council  
 Council Tax Band F

### Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

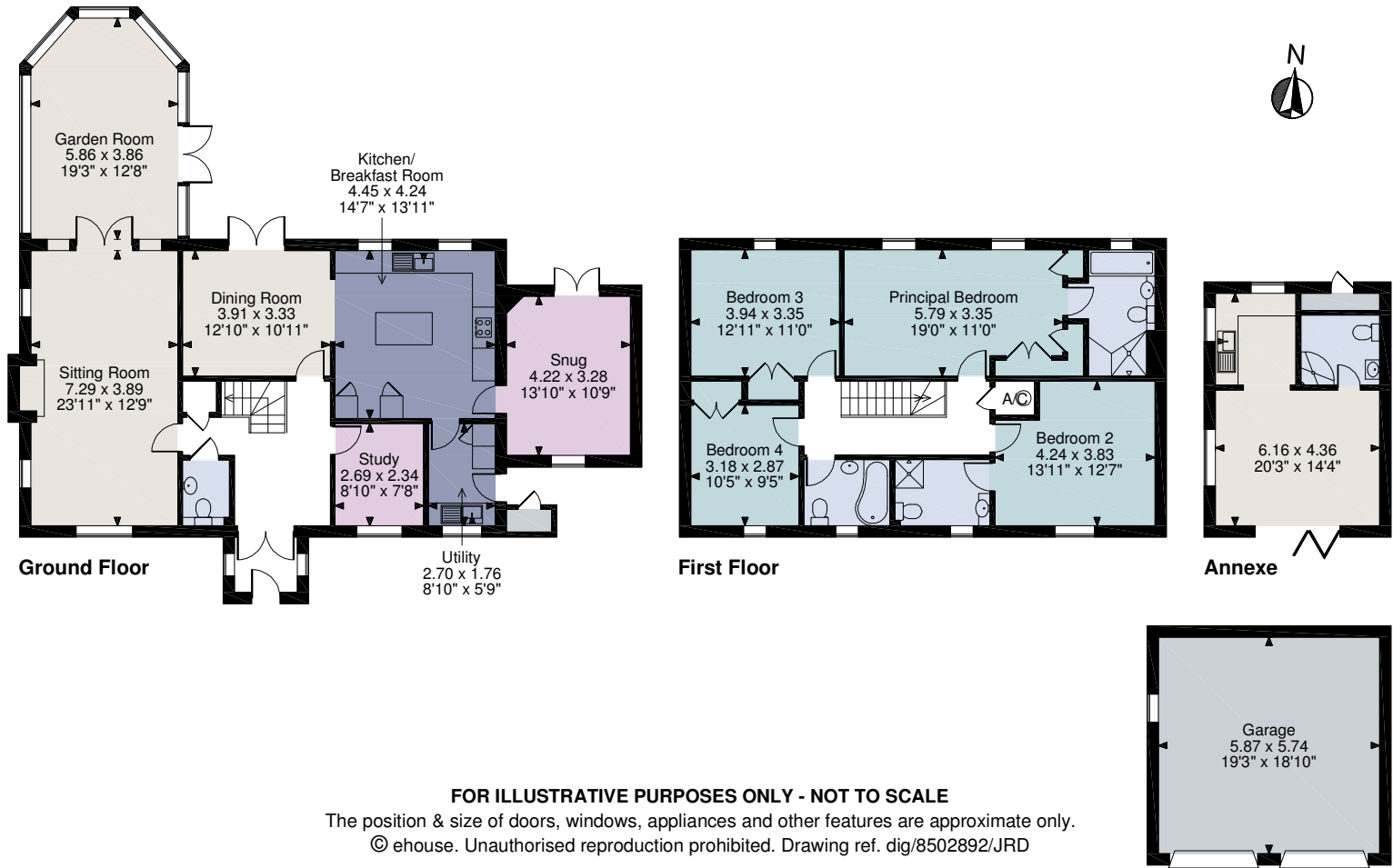








41 Rectory Lane Mulbarton, Norwich, Norfolk  
Main House 2,351 sq ft / 218 sq m  
Garage 363 sq ft / 34 sq m  
Annexe 275 sq ft / 26 sq m  
External C/B 18 sq ft / 2 sq m



For identification only. Not to scale. © 220505TC

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