



## 57 Minnow Way, Mulbarton

In Excess of £165,000

# 57 Minnow Way

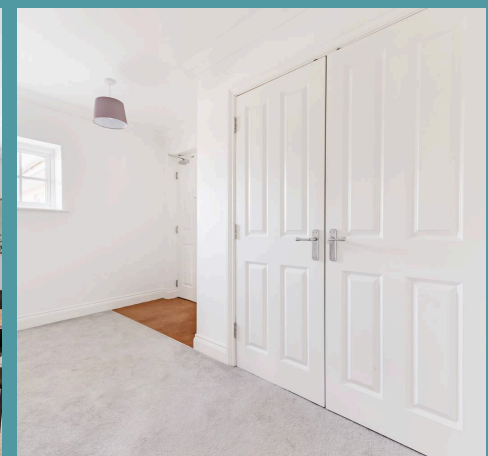
Mulbarton, Norwich

Spacious for its kind, this first-floor one-bedroom apartment in the desirable village of Mulbarton offers modern living in a small, privately owned block of six homes. The open-plan lounge and kitchen area features stylish units, while the generously sized double bedroom provides a comfortable environment. The modern bathroom includes a white three-piece suite with a shower over the bath. The apartment benefits from ample in-built storage, gas central heating, and UPVC double glazing throughout. With two allocated parking spaces, a communal lawn area, and secure access, this property is perfect for first-time buyers or investors seeking easy access to Norwich.

## The Location

The popular village of Mulbarton, located just six miles south of Norwich, offers a wonderful mix of rural and convenient city access. The village is well-served by regular bus services to and from Norwich, as well as excellent road links including the A140 for easy travel out of the county. Local amenities include a Co-op supermarket, public houses, a fish-and-chip shop, and a Chinese takeaway, making everyday life easy and convenient.

Families will appreciate the nearby Mulbarton Primary School, with older children benefiting from school buses to Hethersett Academy. For leisure, the village offers cricket and football pitches, a community hall, and a scenic common, providing a welcoming atmosphere for both relaxation and socialising.





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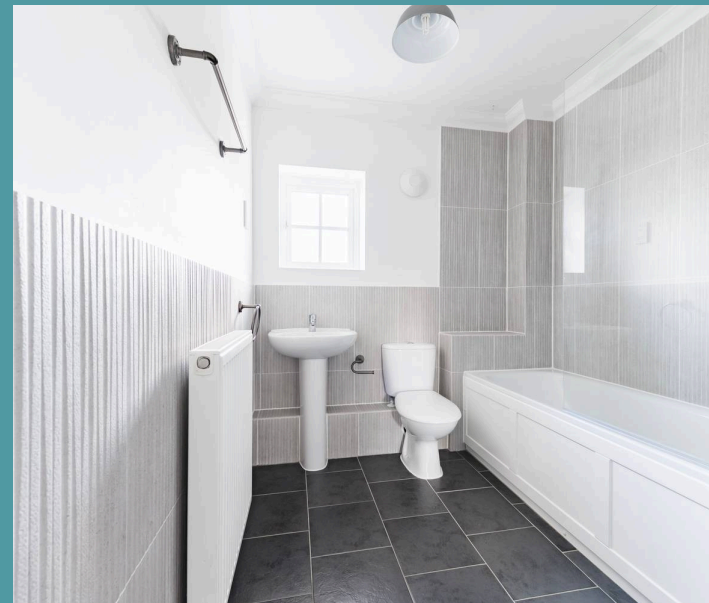
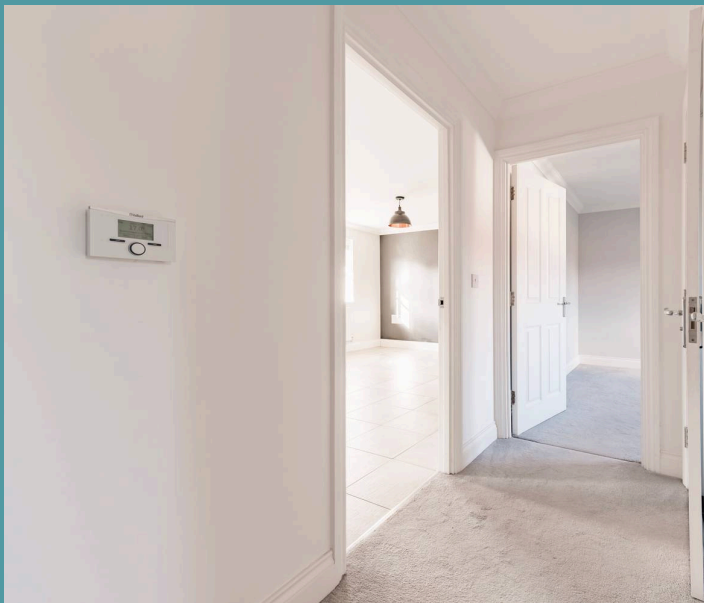
Mulbarton, Norwich

### Minnow Way

Positioned in the sought-after village of Mulbarton, this spacious first-floor one-bedroom apartment offers modern living in a small, privately owned block of just six homes. Situated on the Oakley Park Estate, it provides a perfect balance of village life with easy access to Norwich, only six miles away.

The apartment is well-presented throughout, featuring an open-plan lounge and kitchen area with stylish wood-finish units, an integrated double oven, gas hob, and extractor, plus space for a fridge/freezer, washing machine, and dishwasher. The entrance hall offers excellent in-built storage, including a large double cupboard and an additional airing cupboard, ensuring a clutter-free space.

Designed to maximise space and comfort, the generously sized double bedroom provides a peaceful setting, while the contemporary bathroom includes a white three-piece suite with a shower over the bath. The apartment is warmed by gas central heating and benefits from UPVC double glazing throughout.





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Mulbarton, Norwich

Externally, two allocated parking spaces are positioned at the rear, along with a communal lawn area available for residents to enjoy. The building is accessed via a secure coded communal entrance, ensuring privacy and security. With a long lease remaining, this well-maintained home is an ideal choice for first-time buyers or investors looking for a smart buy-to-let opportunity.

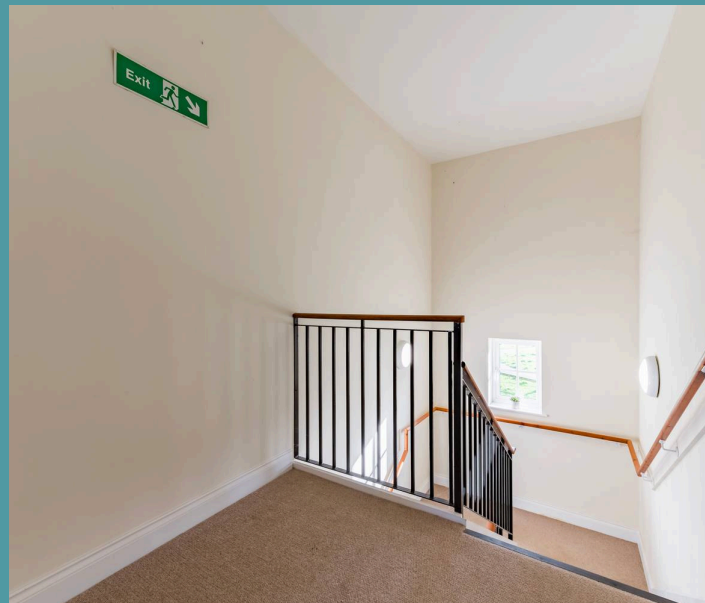
### Agents Note

Sold with a share of freehold

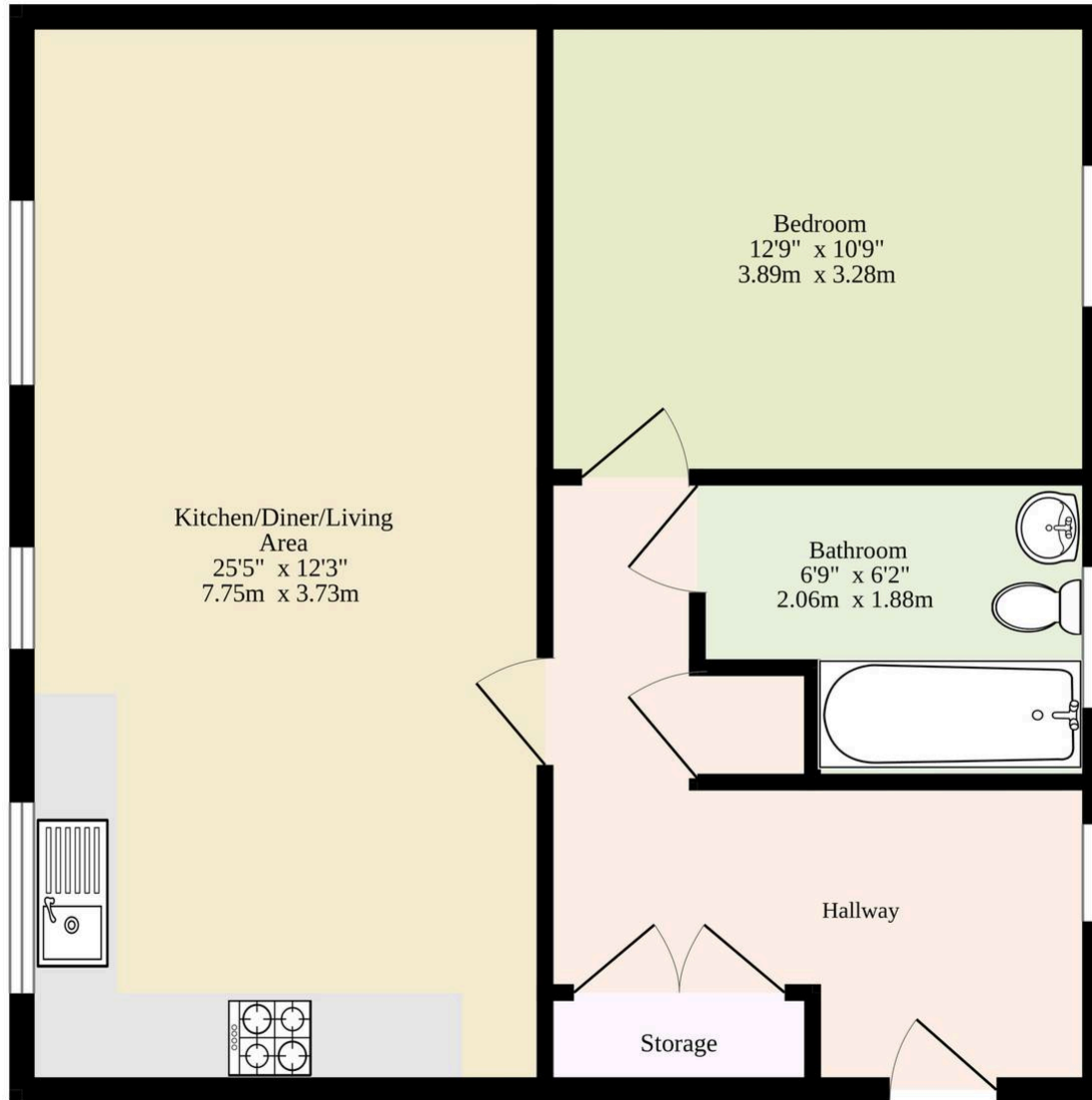
Connected to all mains services.

Approximately £920 per year is paid towards the freehold, with an estimated £110 annual contribution for the site.

The flat is leasehold however, within the sale cost is 1/5 share of the freehold which is collectively owned by five out of the six flat owners. This allows the residents full input on the expenditure and maintenance.



649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.

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.  
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