



Gowing Road, Mulbarton, Norwich

Guide Price £270,000 - £280,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Walking Distance to Amenities
- ✓ Semi-Detached Home
- ✓ Contemporary Exterior
- ✓ Two Reception Rooms
- ✓ Conservatory
- ✓ Potential to Open Plan (stp)
- ✓ Three Bedrooms
- ✓ Garage & Landscaped Gardens

To arrange an accompanied viewing please call our Poringland Office on 01508 356456





Situated in a POPULAR RESIDENTIAL LOCATION, this well presented SEMI-DETACHED home offers a CONTEMPORARY EXTERIOR, ample parking and adjoining GARAGE. Having been a MUCH LOVED family HOME, an ENTRANCE PORCH and HALL offers double doors to the 12' sitting room, with further double doors CREATING an OPEN PLAN FEEL into the dining room. The KITCHEN is fully fitted and offers POTENTIAL to OPEN PLAN FURTHER, with the CONSERVATORY spanning 14' and offering an EXTRA RECEPTION SPACE - merging outside living in the SUMMER MONTHS. The first floor offers THREE BEDROOMS -all with built-in WARDROBES and the family bathroom which includes a RAINFALL SHOWER. Finished with uPVC DOUBLE GLAZING and a 2016 installed gas fired central heating boiler, the property is presented in excellent condition. To the rear, the GARDENS have been landscaped, with seating areas, ornamental pond and FENCED BORDERS.

LOCATION

The popular village of Mulbarton is located to the south of Norwich, with regular buses running to and from. Excellent road links lead to Norwich, along with the A140 out of the county. The village offers a range of local amenities including supermarket, public houses and excellent schooling, with the schools feeding to Hethersett Academy with school buses provided.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 8AP), but to help you... Leave Norwich on the A140 Ipswich Road, turning right, signposted Mulbarton B1113. Follow through the

village, passing alongside The Common, turning left at the roundabout onto Cuckoofield Lane. Follow the road, bearing to the left, and turning right onto Bluebell Road, and left onto Gowing Road, where the property can be found on the right hand side.

The property is approached via a brick weave driveway providing off road parking for several vehicles, with access leading to the main property and adjoining garage.

Obscure double glazed entrance door to:

ENTRANCE PORCH

Tiled flooring, radiator, cloaks storage space, door to:

ENTRANCE HALL

Fitted carpet, stairs to first floor landing, double doors to:

SITTING ROOM

12' 11" x 12' Max. (3.94m x 3.66m) Fitted carpet, radiator, uPVC double glazed window to front, built-in under stairs storage cupboard, television and telephone points, coved ceiling, double doors to:

DINING ROOM

12' 6" x 7' 8" Max. (3.81m x 2.34m) Wood effect flooring, uPVC double glazed sliding patio doors to conservatory, coved ceiling, door to:

KITCHEN

12' 6" x 6' 10" (3.81m x 2.08m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric double oven, tiled flooring, space for fridge freezer, washing machine and dishwasher, built-in under stairs storage cupboard housing electric fuse box, uPVC

obscure double glazed door to side, uPVC double glazed window to rear, wall mounted 2016 installed gas fired central heating boiler, under cupboard lighting, plinth level heater.

CONSERVATORY

14' 9" x 11' 5" (4.5m x 3.48m) Of brick and uPVC construction with uPVC double glazed windows to side and rear, uPVC double glazed French doors to rear garden, vaulted ceiling, wood flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to side, built-in airing cupboard housing storage shelving, loft access hatch with pull down ladder, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with thermostatically controlled twin head rainfall shower, 'Aqua board' splash backs, vinyl flooring, heated towel rail, uPVC obscure double glazed window to rear.

DOUBLE BEDROOM

9' 8" x 8' 7" (2.95m x 2.62m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in wardrobe.

DOUBLE BEDROOM

13' 4" x 8' 7" (4.06m x 2.62m) Wood effect flooring, radiator, uPVC double glazed window to rear, built-in wardrobe.

BEDROOM

10' 7" x 6' 2" (3.23m x 1.88m) Wood effect flooring, radiator, uPVC double glazed window to front, built-in over stairs wardrobe.

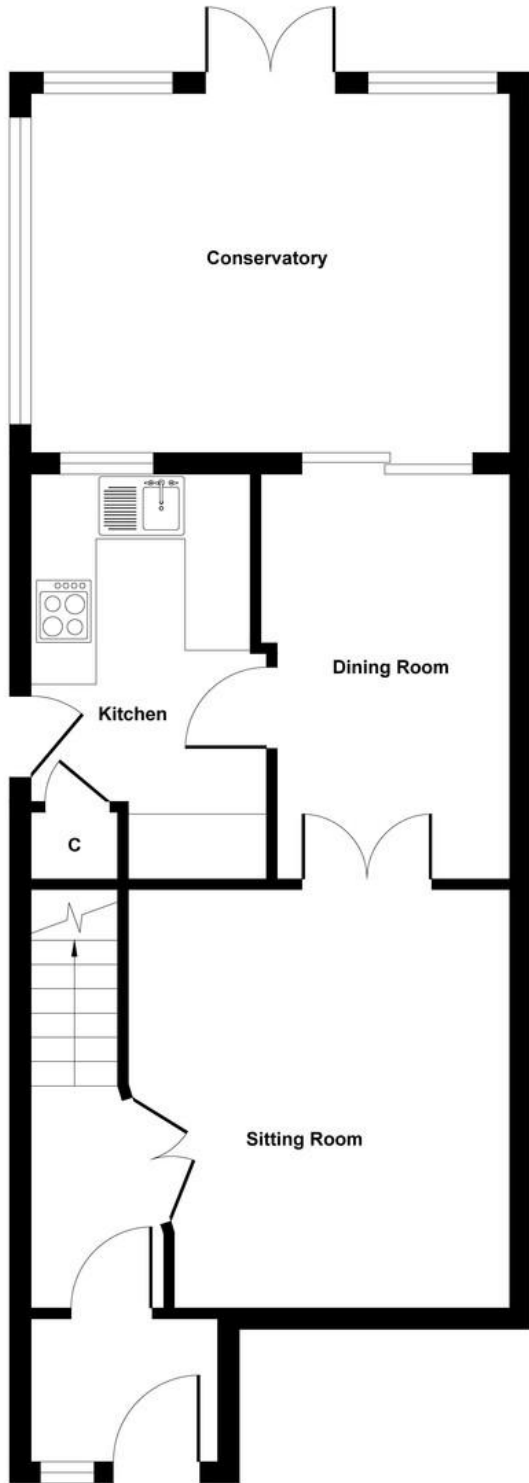
OUTSIDE REAR

Leaving the property via the conservatory, a fully landscaped rear garden can be found comprising a mixture of decking, patio and shingled seating areas. A wide variety of mature planting has been installed whilst the garden is fully enclosed, offering a wildlife pond to one corner and a vertical garden wall to the side of the property. The garden boasts an outside water supply and access to the garage and the front garden.

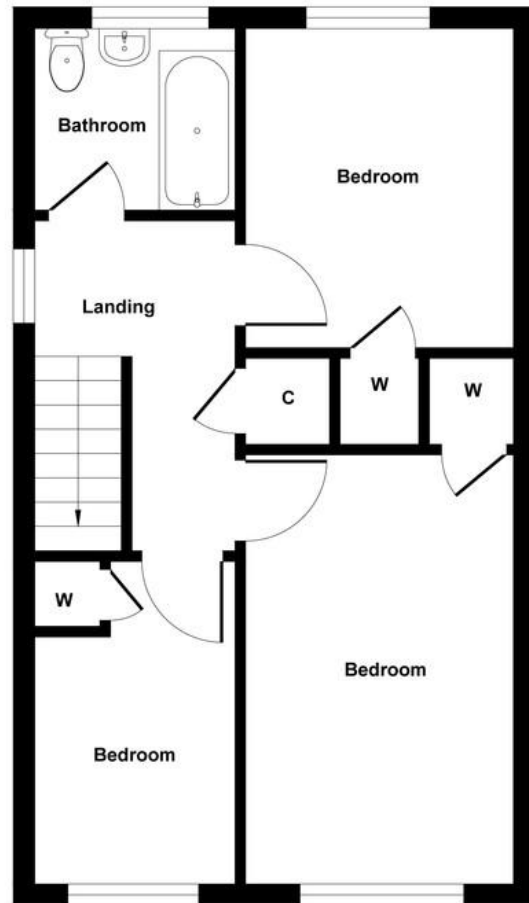
GARAGE

Up and over door to front, uPVC double glazed window and door to rear garden, power and lighting.





Ground Floor
 Approximate Floor Area
 407 sq. ft
 (37.81 sq. m)



First Floor
 Approximate Floor Area
 389 sq. ft
 (36.13 sq. m)

Approx. Gross Internal Floor Area 796 sq. ft / 73.95 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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