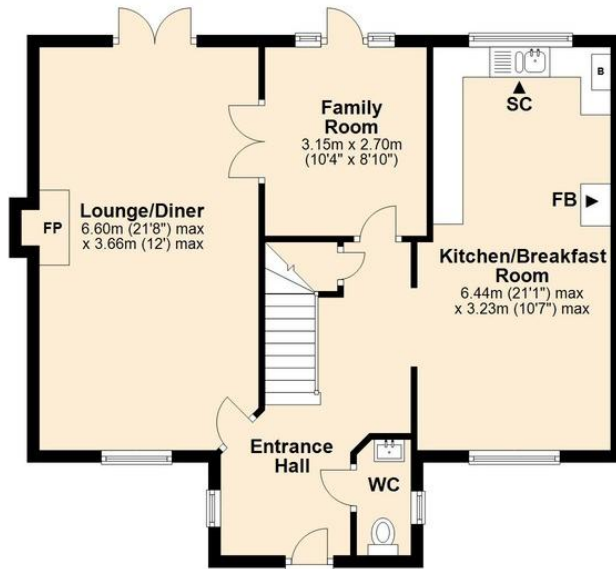


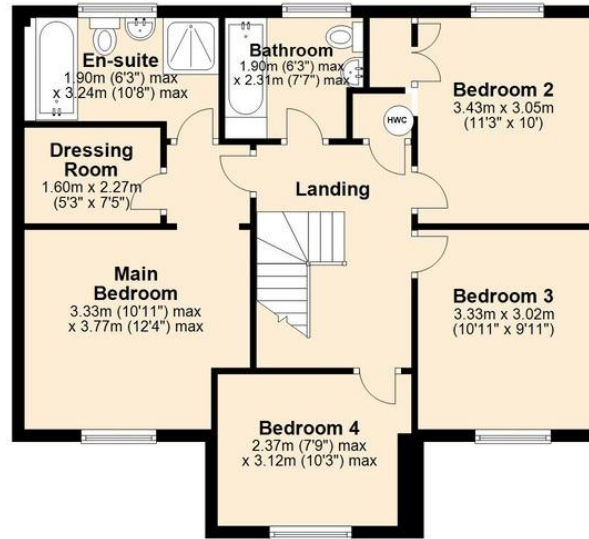
Ground Floor

Approx. 68.7 sq. metres (739.0 sq. feet)



First Floor

Approx. 71.0 sq. metres (764.4 sq. feet)



Total area: approx. 139.7 sq. metres (1503.5 sq. feet)

OUTSIDE

The property is situated on a popular residential development, within easy reach of numerous village amenities and Mulbarton Common. To the front is a small lawn area and a shingle drive providing off-road parking. Further off-road parking is located to the rear of the property in front of the 18'3 x 9'8 garage, which benefits from an up and over door, light, power and a personnel door from rear garden. The rear garden is mainly laid to lawn with a small patio area.

DIRECTIONS

Turn into Cuckoofield Lane from the B1113, at the mini roundabout. Pass the Co-Op store and turn immediately right into Bromedale Avenue. Follow the road past the play area and round to the left before turning right into Sowdfield Walk where the property can be found on the left-hand side on the second left bend.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

E

Energy Efficiency Rating Current C 78 Potential B 86



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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Occupying a corner plot on a popular modern development, this furnished or part-furnished well-presented family home offers spacious accommodation including a 21'8 max. lounge/diner with garden access, separate family room, kitchen/breakfast room and 4 good-sized bedrooms. Outside benefits from off-road parking, an enclosed rear garden and a single garage.

Sowdfield Walk

Mulbarton | Norwich | Norfolk | NR14 8GP

£1,700 pcm

4 bedroom detached family home on a popular modern development

4 good-sized bedrooms; main bedroom with a dressing area and en-suite

21'8 max. lounge/diner with garden access and doors to a separate family room

Dual aspect kitchen/breakfast room with integrated dishwasher and fridge/freezer

Ground floor WC, first floor bathroom and an en-suite to the main bedroom with bath and shower

Gas central heating and double glazing

Garage to the rear of the house with off-road parking in front of it, plus an enclosed rear garden

Off-road parking also to the front of the property

Convenient for local village amenities and city access

Available start to mid December 2023!

