

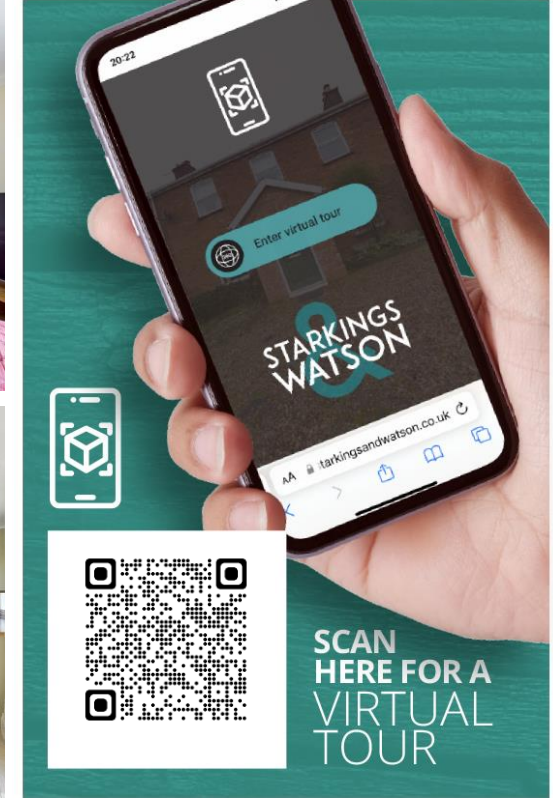
GUDGEON ROAD

Mulbarton, Norwich NR14 8FL

Freehold | Energy Efficiency Rating : B

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## ● Detached Family Home in Sought After

### Location

- Double Garage & Parking
- South Facing Gardens
- Hall Entrance with W.C
- Separate Sitting Room & Study
- Open Plan Kitchen/Dining Room
- Four Bedrooms
- En Suite & Family Bathroom

### IN SUMMARY

Fronting this POPULAR DEVELOPMENT, this DETACHED FAMILY HOME and SOUTH FACING GARDEN are the perfect family home including a DOUBLE GARAGE and over 1460 Sq. ft (stms) of accommodation. With OPEN PLAN LIVING at the heart, the property is neutrally decorated and READY to MOVE IN. Typical of HOPKINS built HOMES, sash windows and high ceilings create a LIGHT and BRIGHT INTERIOR, with the accommodation including a spacious and welcoming hall entrance, W.C, study, DUAL ASPECT SITTING ROOM, utility room and the AMAZING 29' KITCHEN/DINING ROOM with FRENCH DOORS to the garden. Upstairs, the landing offers storage, whilst leading to FOUR DOUBLE BEDROOMS - all with BUILT-IN WARDROBES. The main bedroom enjoys an EN SUITE SHOWER ROOM, with a SEPARATE FAMILY BATHROOM with a SHOWER and bath. The REAR GARDEN is a GREAT SIZE, with an extended patio and HUGE POTENTIAL.

### SETTING THE SCENE

Low level hedging encloses the lawned frontage, with a central pathway taking your eye to the front door. Parking is adjacent on the double driveway, with the

double garage beyond. Fronting the development, views can be enjoyed down the road, with a cycle pathway to the side of the property, taking you into the village countryside.

### THE GRAND TOUR

Tiled flooring runs under foot as you enter the hall entrance, allowing for ease of maintenance. Stairs rise up above to the first floor, with useful storage built in. Doors lead to the main reception space, starting with the useful ground floor study. Currently used as a music room and snug, tiled flooring continues under foot with a sash window to the front. Adjacent is the W.C, complete with a white two piece suite, tiled splash backs and tiled flooring. The sitting room is centred on a feature fire place with two windows offering a dual aspect. Light and bright, tiled flooring runs under foot, with a door from the hall, and double door into the kitchen/dining room - a fantastic open plan flow. Running the full width of the house the kitchen offers room for an island, table and soft furnishings, allowing you to dress the space to suit your family dynamics. Tiled flooring runs under foot, with views through the French doors onto the rear garden. A door takes you back into the hall, whilst an L-shape arrangement of kitchen units line two walls, including a wood effect work surface, integrated dishwasher, and space for a Range style cooker with tiled splash backs and an extractor fan. Flooded with natural light, this is a fantastic entertaining space. The utility room is last, with a matching range of storage, space for laundry appliances, wall mounted gas fired central heating boiler and a side door which allows for easy access to the garage. Upstairs, the carpeted landing includes a useful airing cupboard, with doors to all four double bedrooms. All finished with fitted carpet and



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built-in double wardrobes, a new owner can move in and decorate to suit their own taste, making use of the sizeable rooms. The main bedroom is a fantastic size, with a door to the en suite shower room, complete with wood effect flooring and tiled splash backs. The family bathroom offers a different design of tiling, and houses a four piece suite, introducing a separate shower and bath.

#### THE GREAT OUTDOORS

The rear garden enjoys a south facing aspect, with enclosed timber fenced borders and fantastic proportions. Finished with two patio areas, there is huge potential for a buyer to introduce more planting, using the raised sleeper beds for further colour. Useful access leads to the side and the driveway, with a door to the double garage, complete with two up and over doors to front, power and lighting.

#### OUT & ABOUT

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.

#### FIND US

Postcode : NR14 8FL

What3Words : ///kept.roadshow.glass

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 1466.25 ft<sup>2</sup>  
 136.22 m<sup>2</sup>

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