

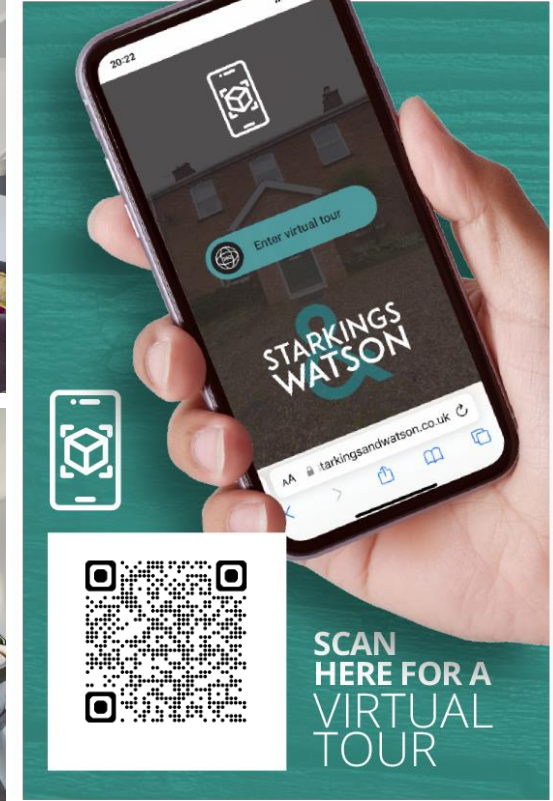
GOWING ROAD

Mulbarton, Norwich NR14 8AT

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE
PROPERTY



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STARKINGS
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- Extended Detached Family Home
- Open Plan Siting/Dining with Porch Entrance
- Garden Room with French Doors
- Kitchen/Breakfast Room
- Four Bedrooms
- Family Bathroom & W.C
- Private Gardens with Mature Planting
- Integral Garage & Double Driveway

IN SUMMARY

This EXTENDED detached FAMILY HOME enjoys a TUCKED AWAY SETTING at the end of the CUL-DE-SAC. With PARKING to front and an INTEGRAL GARAGE, the REAR GARDEN is a great size with a SECLUDED FEELING, and further side garden. With over 1380 Sq. ft (stms) of accommodation, the porch entrance leads to the 15' SITTING ROOM and OPEN PLAN 12' DINING ROOM. The GARDEN ROOM extends the living space with a WARM ROOF and heating installed. The 17' KITCHEN/BREAKFAST ROOM is the perfect family friendly environment, whilst also including FRENCH DOORS onto the garden, with an INTEGRAL GARAGE access and side hall with W.C. Upstairs, FOUR BEDROOMS lead off the landing, all with BUILT-IN WARDROBES. The family bathroom includes a SHOWER over the bath, with POTENTIAL to create an EN SUITE in the main bedroom.

SETTING THE SCENE

Tucked away at the end of the cul-de-sac, the property enjoys a private side aspect, whilst the property opposite is set far back. Double and tandem parking can be found on the driveway, with access to the side of the property and integral garage.

THE GRAND TOUR

Heading inside, a carpeted porch entrance greets you with space for coats and shoes. A further door takes you into the sitting room, with the stairs opposite rising up to the first floor. With a light and bright feel, carpet runs under foot, with a storage recess under the stairs. An opening leads into the dining area, with the kitchen adjacent. Sliding patio doors open up into the garden room which is complete with a warm roof above and roof lights for natural lighting. Tiled flooring runs under foot with uPVC double glazed windows to all sides, and a door heading out. The kitchen is a great sized room with two sections of kitchen storage, including a recessed sink and drainer unit, inset electric ceramic hob and built-in electric oven with microwave combination above. Tiled flooring runs through the room, with ample space for a dining table, built-in larder cupboard, and a fridge freezer and dishwasher integrated. An internal door leads into the garage, whilst the side hall includes a door to front and a door to the W.C. Upstairs, the four bedrooms are carpeted and all include built-in wardrobes. The family bathroom offers a white three piece suite with tiled splash backs and a shower over the bath.



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THE GREAT OUTDOORS

Heading outside, the rear garden is laid to lawn with an adjacent shingle and patio seating area. Enclosed with timber panelled fencing, various planting can be found to the borders, with a timber shed and raised vegetable boxes. The integral garage offers an up and over door 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 8AT

What3Words : ///interlude.either.repayment

VIRTUAL TOUR

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

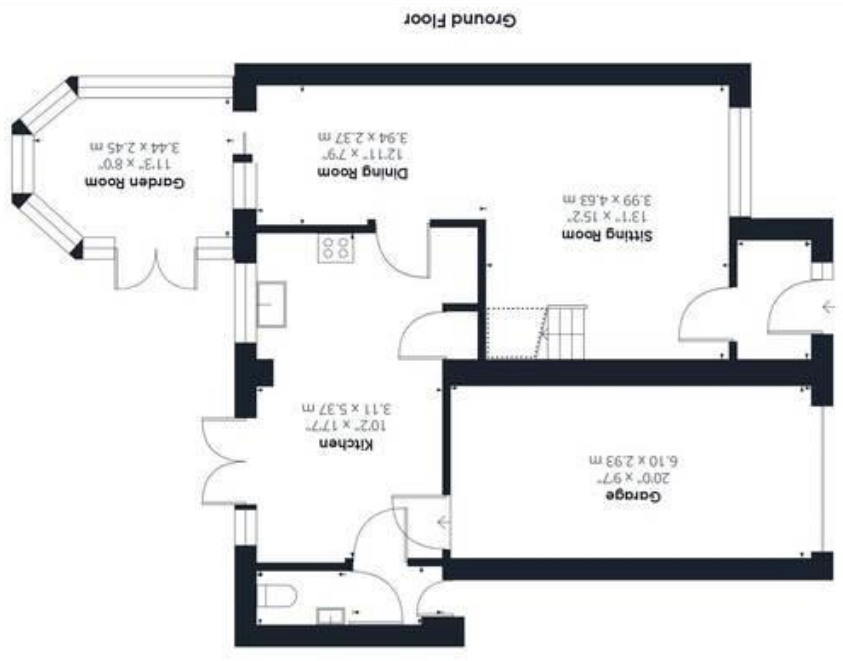
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Price:



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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.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area^m
 1382.29 ft²
 128.42 m²
 Reduced headroom
 14.74 ft²
 1.37 m²

