



Sowdlefield Walk, Mulbarton - NR14 8GP

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Sowdlefield Walk

Mulbarton, Norwich

NO CHAIN. With OVER 1470 Sq. ft (stms) of accommodation, this EXTENDED and OPEN PLAN HOME offers a TRULY STUNNING INTERIOR which is PERFECT for a family or those that LOVE to ENTERTAIN. Tucked on a SIDE ROAD, this QUIET SETTING is ideal for those looking for a secluded setting, with PARKING to front. The INTEGRAL GARAGE currently offers a UTILITY SPACE with an internal door, but could offer FURTHER PARKING. Heading inside, the HALL ENTRANCE offers STORAGE and a useful W.C. The original SITTING ROOM is centred around a FEATURE FIRE PLACE with a NON-OVERLOOKED FRONTAGE along an OPEN VIEW to front. Double doors lead into the OPEN PLAN KITCHEN and LIVING SPACE, with GRANITE WORK SURFACES, a central island and CONTRASTING COLOURED UNITS. A glazed ORANGERY ROOF LANTERN floods the space with natural light. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, two with WARDROBES, the main bedroom with an EN SUITE and family bathroom.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Link-Detached Home
- Extended Layout with Open Plan Finish
- Family/Dining Room with Orangery Roof Lantern
- Kitchen with Granite Surfaces & Island
- Three Double Bedrooms
- Landscaped Gardens
- Integral Garage & Parking

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.

#### SETTING THE SCENE

The property offers an open front aspect with walled gardens opposite, with the property offering off road parking, lawned gardens and gated access to the rear.



## THE GRAND TOUR

Heading inside the hall entrance offers a wood effect flooring, with stairs rising to the first floor and storage built-in. As you come in, the cloakroom is to your right, with a two piece suite, tiled splash backs and heated towel rail. A modernised sink unit offers storage built-in. The original sitting room is centred on a feature fire place, with space for a wall mounted television above. There is a window to front, carpet under foot and double doors which create a grand entrance to the extended and open plan kitchen, dining and family room. Starting in the kitchen, this high specification space offers extensive storage, granite work surfaces and a central island with an inset sink unit. An inset electric ceramic hob can be found to one side, with an integrated microwave combination oven, and eye level electric double oven. There is an integrated dishwasher and wine cooler, along with space for an American style fridge/freezer. Wood effect flooring runs through the kitchen and into the dining/family room. This large open space offers a feature fire place and room for a wall mounted television, with two sets of French doors opening to the rear. There is ample space for soft furnishings and a dining table, whilst a glazed orangery roof lantern floods the room with natural light. Heading upstairs, three double bedrooms lead off the landing, one with dual aspect windows, one with a built-in wardrobe, and the main bedroom with built-in wardrobe and modernised en suite. The replacement three piece suite offers storage under the sink, attractive tiled splash backs and a heated towel rail. The family bathroom offers a further three piece suite, with shower over the bath.

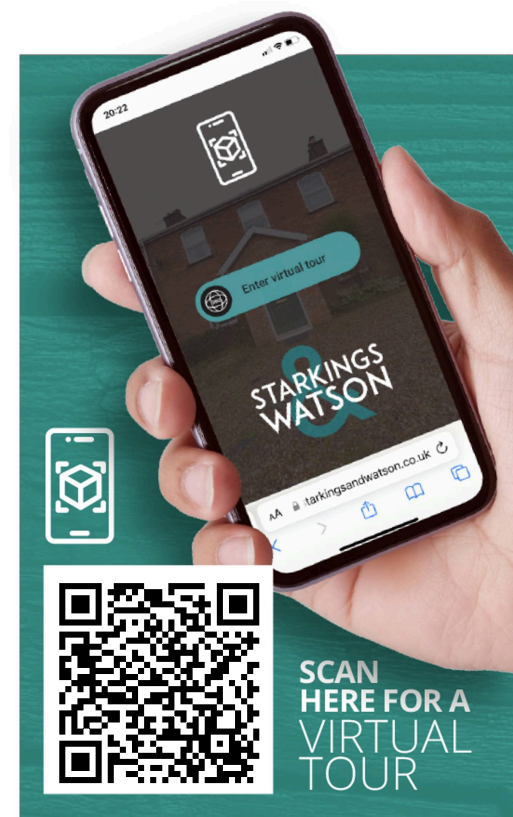
## FIND US

Postcode : NR14 8GP

What3Words : ///proposals.poet.along

## VIRTUAL TOUR

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







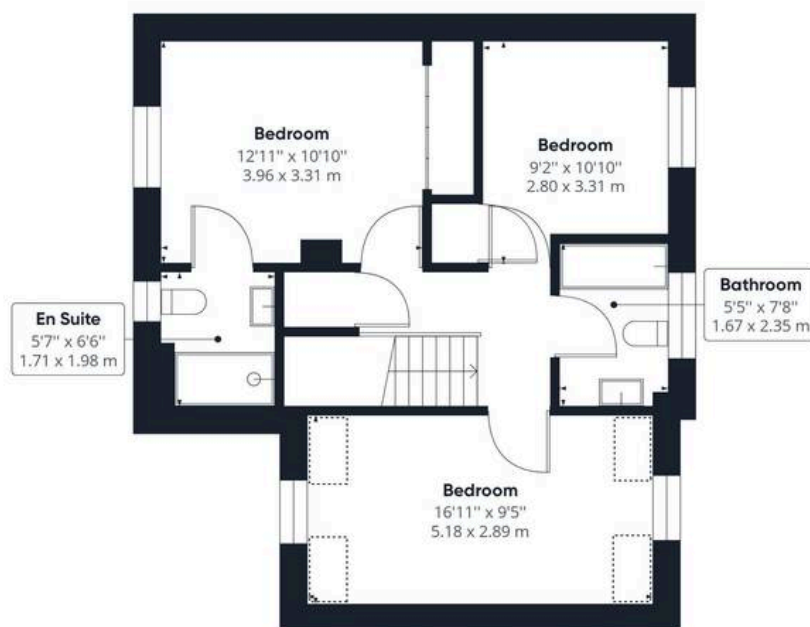
## THE GREAT OUTDOORS

Heading outside, the rear garden is fully enclosed with timber panelled fencing, and is laid to lawn. Timber decking leads out of the rear French doors, with access to the side. Planting can be found to the back fence, along with a timber storage shed. The integral garage offers an up and over door to front, power and lighting, along with a range of storage for use as a utility area. At present, the garage includes space for a washing machine, whilst the gas fired central heating boiler is wall mounted.





**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

1477.29 ft<sup>2</sup>

137.24 m<sup>2</sup>

**Reduced headroom**

23.76 ft<sup>2</sup>

2.21 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE360**



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