



Gowing Road, Mulbarton - NR14 8AP



Gowing Road

Mulbarton, Norwich

NO CHAIN. This SEMI-DETACHED HOME presents an exciting opportunity for those seeking a property with great POTENTIAL. Boasting over 1000 Sq. ft (stms) of accommodation, an OVERSIZED INTEGRAL GARAGE offers SCOPE to EXTEND above (stp). Upon entering, PORCH ENTRANCE leads to a spacious 16' SITTING ROOM, leading seamlessly to the equally generous 16' KITCHEN/DINING ROOM - perfect for family gatherings or hosting friends. The property further benefits from THREE well-proportioned BEDROOMs, including the main bedroom with an ARRAY of BUILT-IN WARDROBES. A modern SHOWER ROOM adds a touch of contemporary elegance to the residence, with STORAGE and TILED WALLS. With uPVC double glazing, the heating is provided by a 2022 installed gas fired warm air system. Outside, the property boasts ENCLOSED GARDENS, offering a private oasis for outdoor relaxation. Additionally, an OVERSIZED adjoining GARAGE (re-roofed in 2022) provides ample STORAGE space, catering to the needs of modern living.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Semi-Detached Home with Potential
- Over 1000 Sq. ft (stms) of Accommodation
- 16' Sitting Room
- 16' Kitchen/Dining Room
- Three Bedrooms
- Modern Shower Room
- Enclosed Gardens & Oversized Adjoining Garage

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

With a sweeping frontage and block paved driveway offering off road parking for several vehicles, lawned gardens run both sides with an abundance of planting and shrubbery. Access leads to the adjoining garage and main front door.



THE GRAND TOUR

Once inside, the porch entrance is finished with fitted carpet - offering the ideal meet and greet space, with a door taking you to the sitting room beyond. With fitted carpet underfoot and stairs rising to the first floor landing, a full height window can be found to front with a door taking you to the kitchen/dining room. Fully open plan with ample space for a dining table, fitted carpet flows underfoot and a window faces to rear. The kitchen area offers a U-shaped arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven, with space for general white goods including a washing machine. A built-in cupboard sits under the stairs with a further door taking you to the integral garage.

Heading upstairs, the carpeted landing includes a side facing window and built-in airing cupboard, with a loft access hatch above. Doors lead off to the three bedrooms of which two are comfortable doubles in size and, with the main bedroom including an array of built-in bedroom furniture and storage. The shower room completes the property with a modernised white three piece suite including storage under the hand-wash basin and a walk-in shower cubicle with a thermostatically controlled shower and tiled walls.

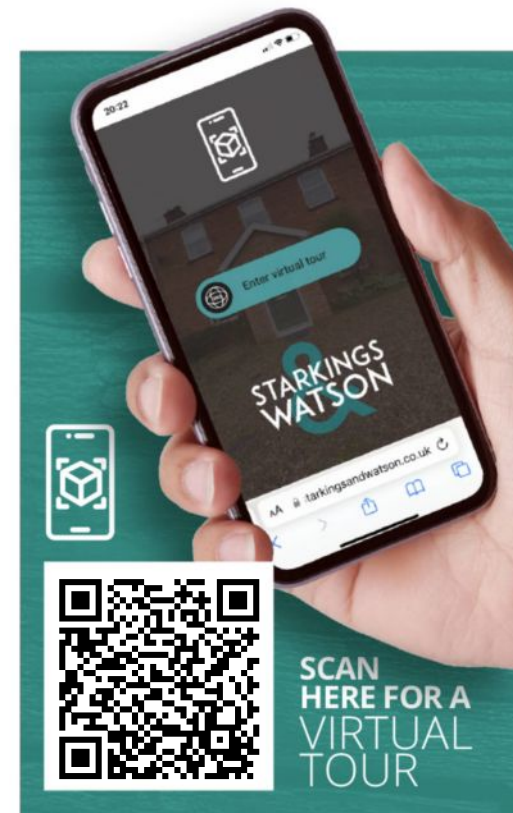
FIND US

Postcode : NR14 8AP

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VIRTUAL TOUR

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







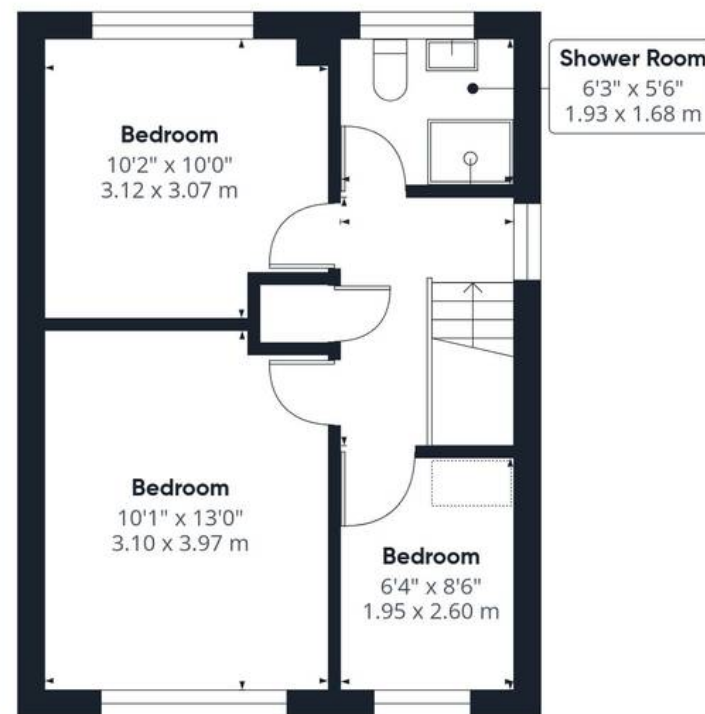
THE GREAT OUTDOORS

The rear garden is fully enclosed and incorporates a section of lawn along with a patio seating area at the far end. Enclosed with timber panel fencing and mature hedging to both side boundaries, an outside water supply is installed, whilst a pathway leads to the side of the property where a useful storage space can be found. The integral garage includes an up and over door to front and further door to front, with space for further white goods, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1014 ft²

94.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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