

Offers In Excess Of £350,000

4 Bedroom Detached House for sale

6 Cowslip Close, Mulbarton, Norwich

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Overview

Detached four-double-bedroom home with a ground-floor shower room and a sunny entertaining garden. Versatile living, perfectly placed for school runs, dog walks, and essentials.

Key Features

• Detached Four Double-Bedroom Home in a Quiet Mulbarton Cul-de-Sac

• Highly Adaptable Split-Level Layout with Two Double Bedrooms and a Bathroom on Each Floor

• Upgraded Garden Room with Insulated Roof for Genuine 365-Day Living

• Open Kitchen/Dining Flow with Breakfast Bar and Direct Garden Access

• South-Facing, Mature Rear Garden Designed for Effortless Outdoor Entertaining

• Driveway Parking for Two Vehicles

• Ideal Layout for Dual Remote Workers or Client Visits without Crossing into Private Living Space.

• Short Walk to Mulbarton Common, Primary School, Local Co-Op, and Farm Shop













Quietly tucked away in Cowslip Close, Mulbarton, this detached four-bedroom home redefines modern versatility. With four genuine double bedrooms evenly spread across both floors - and a bathroom on each floor - it offers a level of separation and practical living rarely found in conventional four-bedroom builds.

Whether you need accessible ground-floor living for multi-generational independence, complete quiet for home working, or distinct zones for growing teenagers, this home flexes around your routine.

Living & Entertaining

At the heart of the ground floor is a warm, welcoming sitting room alongside an open kitchen featuring a breakfast bar for casual dining. From here, the space flows naturally into the extended garden room. Upgraded with an insulated, solid-style roof, this room is a genuine year-round living space, serving equally well as an expansive dining room, a secondary lounge, or a sunlit family hub that stays warm in December and cool in July.

Bedrooms & Bathrooms

Ground Floor: Two generous double bedrooms served by a shower room - ideal for quiet home offices, accessible single-level living, or visiting guests.

First Floor: Two further well-proportioned double bedrooms served by a family bathroom, giving you clear separation between living and sleeping quarters.

Outdoors & Parking

Step out through the garden room onto a broad patio positioned for summer dining and barbecues, opening onto a private, south-facing rear garden. It offers an enclosed sun trap for downtime and entertaining, framed by established borders for those with green fingers. To the front, a private driveway comfortably accommodates two vehicles.

The Village Lifestyle

Living on Cowslip Close means leaving the car keys at home for daily essentials. You are a short stroll from:

Mulbarton Common: Over 45 acres of open green space, village ponds, and

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scenic dog-walking routes.

Schools & Nurseries: Mulberry Bush Day Nursery and Mulbarton Primary School both within an easy walk.

Daily Conveniences: The local Co-Op, social club, farm shop, and frequent bus links into Norwich city centre.

What3Words: ///pixies.joystick.knowledge

Living Room
15' 8" x 12' 11" (4.80m x 3.95m)
Fitted carpet, newly installed uPVC double-glazed window, woodburner set on tiled hearth, multiple sockets, TV aerial, coving, ceiling light and radiator.

Kitchen
11' 9" x 7' 2" (3.60m x 2.20m)
Vinyl flooring, uPVC double-glazed window, built-in pantry-style cupboard, fitted base and wall-mounted units, integrated oven, microwave, gas hob and extractor hood, tiled splashback, coving, spotlights and multiple sockets.

Breakfast Room
11' 9" x 8' 10" (3.60m x 2.70m)
Vinyl flooring, breakfast bar, radiator, coving, ceiling lights and multiple sockets.

Garden Room
15' 8" x 9' 8" (4.80m x 2.95m)
Tiled flooring, uPVC double-glazed windows on three sides, insulated roof, multiple sockets, ceiling light and radiator.

Bedroom One
15' 8" x 12' 5" (4.80m x 3.80m)
Fitted carpet, two newly installed uPVC double-glazed windows, built-in storage cupboard, ceiling lights, coving, multiple sockets and radiator.

Bedroom Two
12' 3" x 8' 10" (3.75m x 2.70m)
Vinyl flooring, uPVC double-glazed window, ceiling light, coving, multiple sockets and radiator.

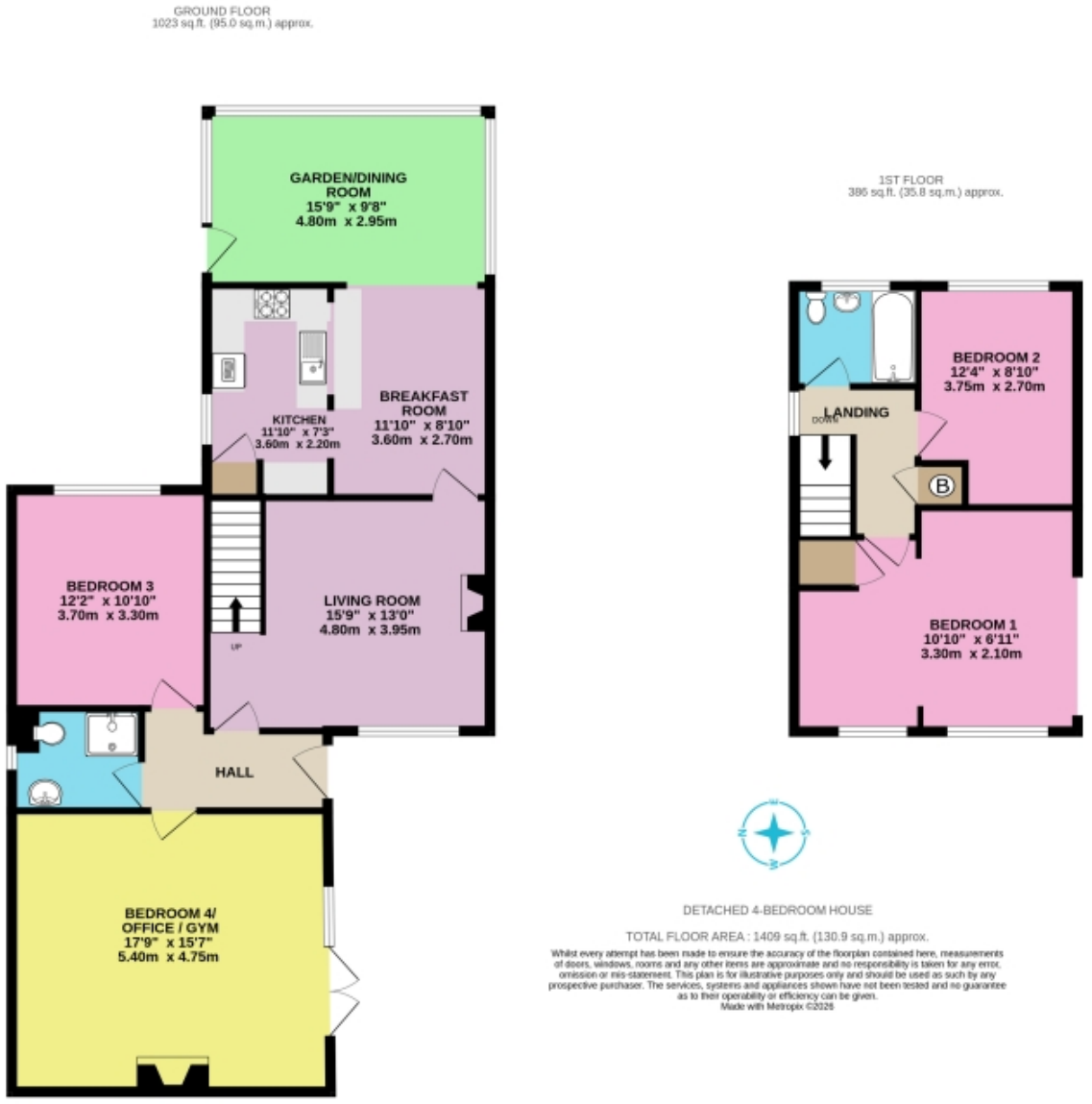
Bedroom Three
12' 1" x 10' 9" (3.70m x 3.30m)
Fitted carpet, uPVC double-glazed window, coving, ceiling light, multiple sockets and radiator.

Bedroom Four/Office/Gym
17' 8" x 15' 7" (5.40m x 4.75m)
Fitted carpet, newly installed uPVC double-glazed window and French doors, fireplace with mantel, surround and tiled hearth, coving, ceiling light, multiple sockets and radiator.

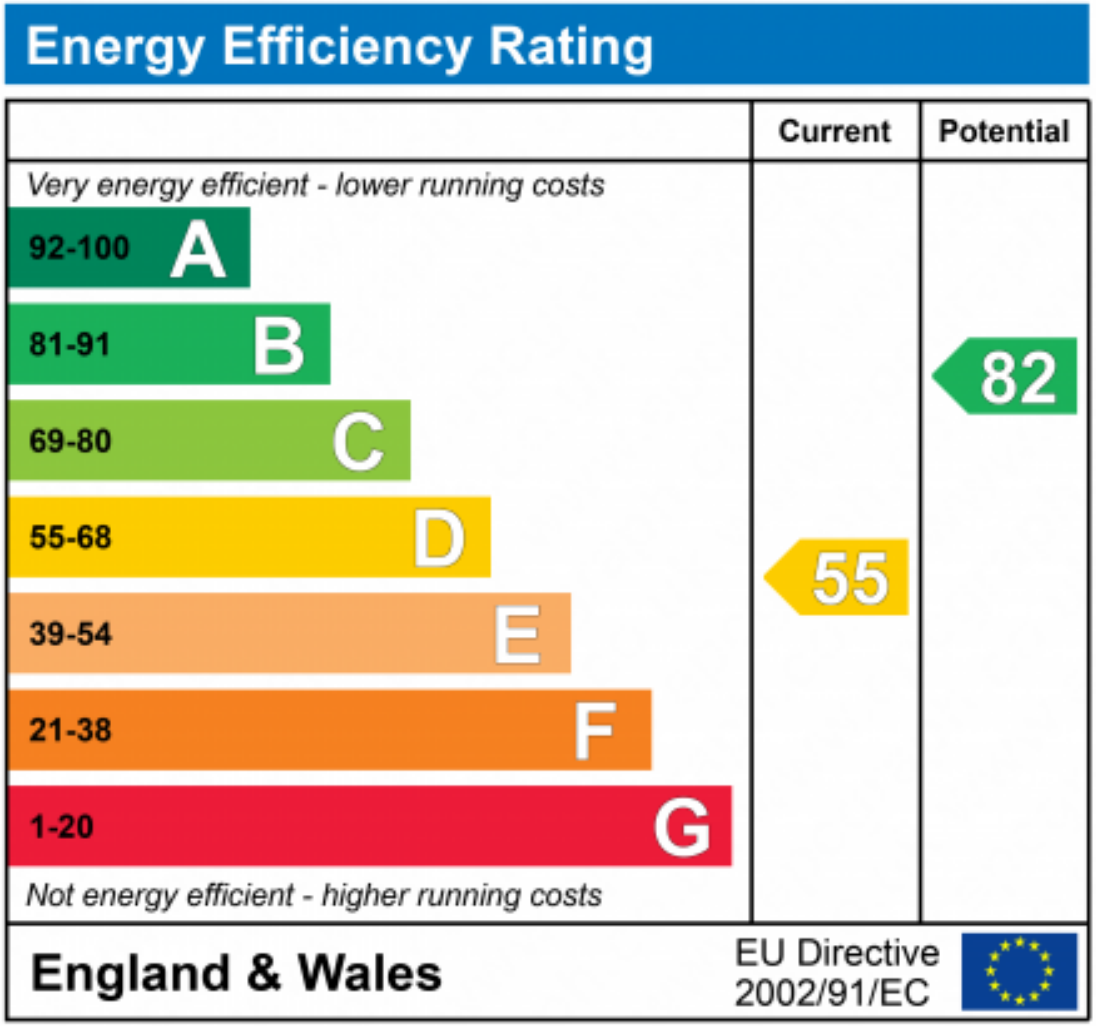
Bathroom
6' 2" x 5' 6" (1.90m x 1.70m)
Vinyl flooring, obscured uPVC double-glazed window, bath with electric shower over, Vanity basin, toilet, floor-to-ceiling tiling and radiator.

Shower Room
7' 2" x 5' 6" (2.20m x 1.70m)
Tiled flooring, obscured uPVC double-glazed window, floor-to-ceiling tiled walls, shower unit with glass doors, Vanish basin, toilet and radiator.

Floorplans


GROUND FLOOR
1023 sq.ft. (95.0 sq.m.) approx.
GARDEN/DINING ROOM
15'9" x 9'8"
4.80m x 2.95m
KITCHEN
11'10" x 7'3"
3.60m x 2.20m
BREAKFAST ROOM
11'10" x 8'10"
3.60m x 2.70m
BEDROOM 3
12'2" x 10'10"
3.70m x 3.30m
LIVING ROOM
15'9" x 13'0"
4.80m x 3.95m
UP
HALL
BEDROOM 4/ OFFICE / GYM
17'9" x 15'7"
5.40m x 4.75m
1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.
BEDROOM 2
12'4" x 8'10"
3.75m x 2.70m
LANDING
DOWN
B
BEDROOM 1
10'10" x 6'11"
3.30m x 2.10m
DETACHED 4-BEDROOM HOUSE
TOTAL FLOOR AREA : 1409 sq.ft. (130.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
92-100 A
81-91 B
69-80 C
55-68 D
39-54 E
21-38 F
1-20 G
Not energy efficient - higher running costs
82
55
England & Wales
EU Directive 2002/91/EC







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