



Offers In Excess Of £350,000

4 Bedroom Detached House for sale  
6 Cowslip Close, Mulbarton, Norwich





## Overview

A detached home that flexes with real life - with two double bedrooms and a shower room on the ground floor, plus a sunny garden made for entertaining, this home delivers space, versatility and is ideal for school runs, dog walks and daily essentials.



## Key Features

- Four-Bedroom Detached Home with a Uniquely Flexible Layout
- Kitchen with Breakfast Bar Opening Through to the Conservatory
- Bright, Insulated Conservatory Designed for Year-Round Use
- Two Double Bedrooms on the Ground Floor - Ideal for Guests, Multi-Generational Living or Home Working
- Ground-Floor Shower Room for Added Convenience
- Two Further Double Bedrooms and Bathroom on the First Floor
- Driveway Parking for Two Cars
- Recently Replaced Double-Glazed uPVC Windows Plus a Composite Front Door
- Vibrant Rear Garden with a Generous Patio - Ideal for Entertaining and Sunday Brunches
- Moments from Mulbarton Common, Primary School, Day Nursery, Co-Op and Bus Routes





Welcome to Cowslip Close, Mulbarton (NR14). This four-bedroom detached home stands out for its unique use of space and genuine day-to-day versatility. Whether you need ground-floor bedrooms for guests, multi-generational living, or a work-from-home setup that doesn't steal your living space, the layout adapts beautifully.

On the ground floor, you'll find two double bedrooms, a shower room, a comfortable living room, and a kitchen with a breakfast bar that flows through to the conservatory. Upgraded in recent years, the insulated roof ensures this room is comfortable year-round - a bright, flexible space that works just as well for family meals as it does for relaxed living and quiet evenings in.

Upstairs, the first floor completes the accommodation with two further double bedrooms and a family bathroom, giving you a great balance of separation and flexibility across both levels. It's the kind of setup that suits growing families, couples who want space to spread out, or anyone who wants bedrooms that can double as hobby rooms, guest rooms or a home office.



Step outside and you'll see why this home shines in the warmer months. The garden is vibrant, capturing plenty of sunshine, with a generous patio positioned directly off the kitchen and dining room - perfect for easy entertaining, weekend barbecues, and that 'doors open, everyone spills outside' summer feel. Out front, there's driveway parking for two cars.

And when it comes to location, you're perfectly placed for village convenience: within walking distance of Mulbarton Primary School, Mulberry Bush Day Nursery, bus routes, the Co-op and the ever-popular Mulbarton Common - idyllic for dog walks and fresh air. This village offers a lifestyle in which the essentials are close at hand.

If you're looking for a detached home that's not just bigger, but smarter - with

four double bedrooms, flexible ground-floor living and a garden that truly earns its keep - this needs to go top of your list. Get in touch to arrange your viewing and experience the space for yourself.

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.

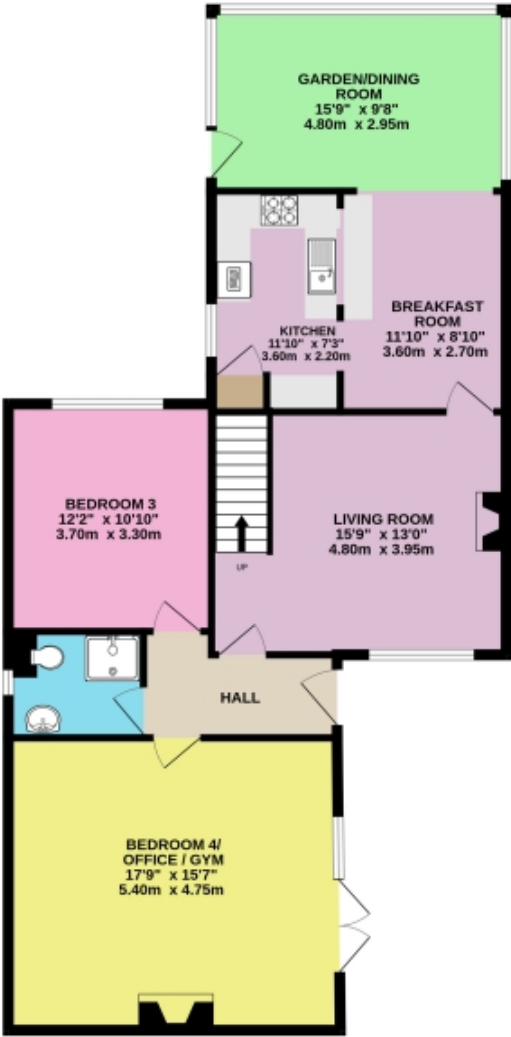
### **Shower Room**

7' 2" x 5' 6" (2.20m x 1.70m)

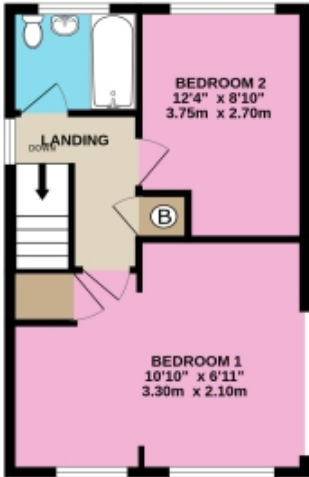
Tiled flooring, obscured uPVC double-glazed window, floor-to-ceiling tiled walls, shower unit with glass doors, Vanity basin, toilet and radiator.

# Floorplans

GROUND FLOOR  
1023 sq.ft. (95.0 sq.m.) approx.



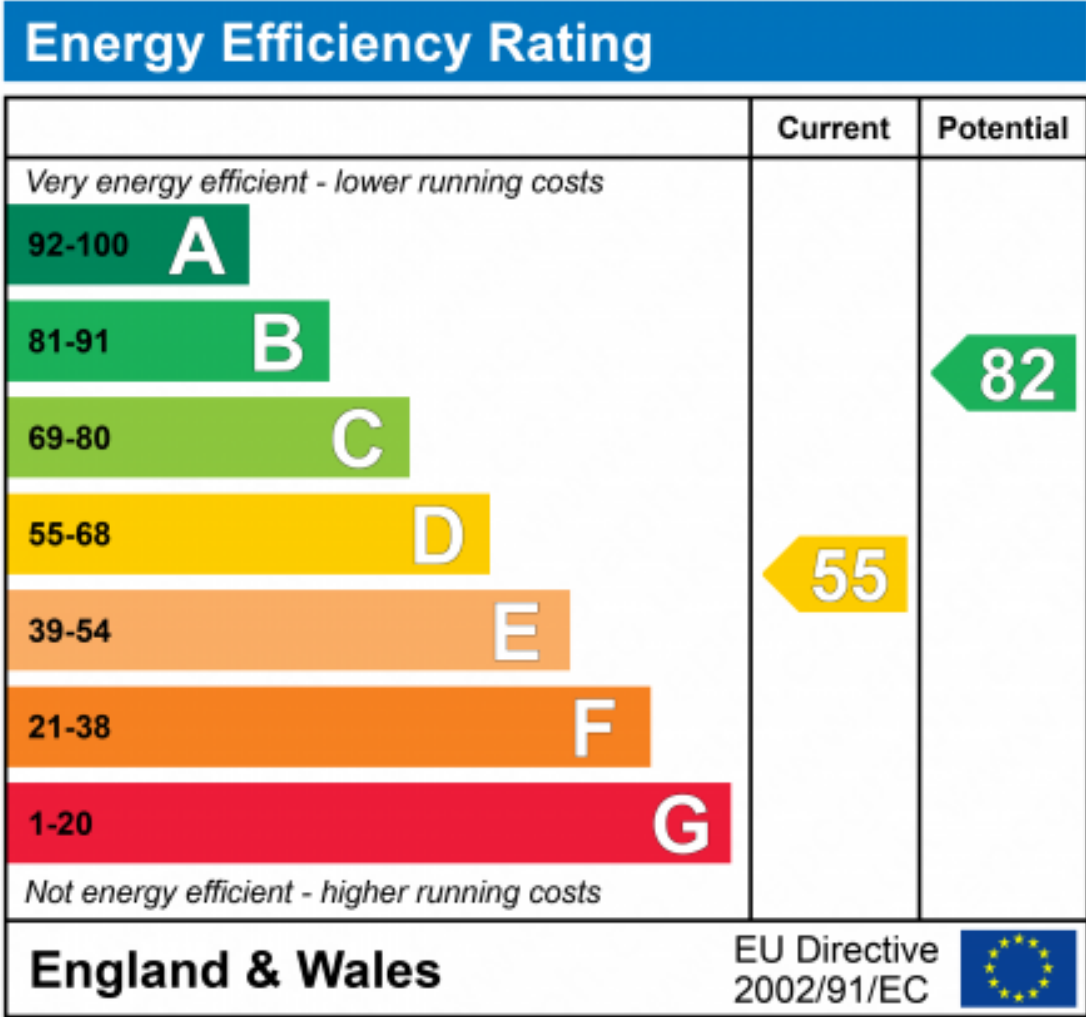
1ST FLOOR  
395 sq.ft. (35.8 sq.m.) approx.



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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