



Gowing Road, Mulbarton - NR14 8AT

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Gowing Road

Mulbarton, Norwich

This FULLY RENOVATED and MODERNISED semi-detached home is presented in excellent condition, offering CONTEMPORARY OPEN PLAN LIVING - ideal for modern lifestyles. The property features a NEW RE-FITTED KITCHEN complete with a stylish breakfast bar, perfect for casual dining and entertaining. Beautiful interior LATCH and BRACED SOLID OAK WOOD DOORS add character throughout, complementing the fresh and inviting décor. The spacious living area flows seamlessly into the kitchen, creating a sociable environment for family and guests alike. Upgraded ELECTRICS and a NEWLY INSTALLED gas fired CENTRAL HEATING BOILER (2025) ensure comfort and efficiency throughout the seasons. Upstairs, you will find THREE well-proportioned BEDROOMS, each thoughtfully decorated to maximise light and space. The RE-FITTED FAMILY BATHROOM includes a modern suite with a shower over the bath, providing both convenience and comfort for busy households.

Stepping outside, the property boasts a fully ENCLOSED REAR GARDEN bordered by mature hedges and secure fencing, ensuring privacy and peace of mind. The central lawn is complemented by two separate patio seating areas, offering versatile spaces for outdoor relaxation or alfresco dining. A hard standing driveway runs alongside the house, providing ample off-road parking and leading directly to the DETACHED GARAGE.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Home with Open Plan Living
- Fully Renovated & Modernised
- Re-fitted Kitchen with Breakfast Bar
- Beautiful Interior with Latch & Brace Timber Doors
- Upgraded Electrics & 2024 Installed Gas Fired Central Heating Boiler
- Three Bedrooms
- Re-fitted Family Bathroom with Shower Over the Bath
- Enclosed Gardens & Detached 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

Approached via a hard standing driveway, off road parking can be found for several vehicles, with access leading to the rear garden and detached garage. The front garden is laid a lawn whilst a hard standing footpath takes you to the main entrance door.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with stairs rising to the first floor landing, with ample space for coats and shoes, and an attractive timber latch and brace door taking you to the adjacent sitting room. With dual aspect views to front and rear, the sitting room offers wood flooring underfoot with ample space for soft furnishings and a dining table, whilst being fully open plan to the kitchen. Sliding patio doors lead out to the garden, whilst the kitchen itself offers a u-shaped arrangement of wall and base level units including a breakfast bar, and space for general white goods including a freestanding electric cooker, washing machine, fridge, freezer and dishwasher. Tiled splash-backs run around the work surface, with wood flooring flowing underfoot and a window and door taking you to the outside. A built in storage cupboard can be found under the stairs.

The first floor landing is finished with fitted carpet with a newly installed handrail and balustrades to the stairs. An open shelved storage area offers storage, with timber latch and brace doors taking you to the bedroom and bathroom accommodation. Each of the bedrooms are finished with fitted carpet and uPVC double glazing, with the main bedroom including a large open fronted wardrobe with hanging and shelved storage. The family bathroom has been re-fitted and offers a white three piece suite including a shaped panelled bath with a thermostatically controlled twin head rainfall shower and glazed shower screen, with tiled splash-backs and wood effect flooring.

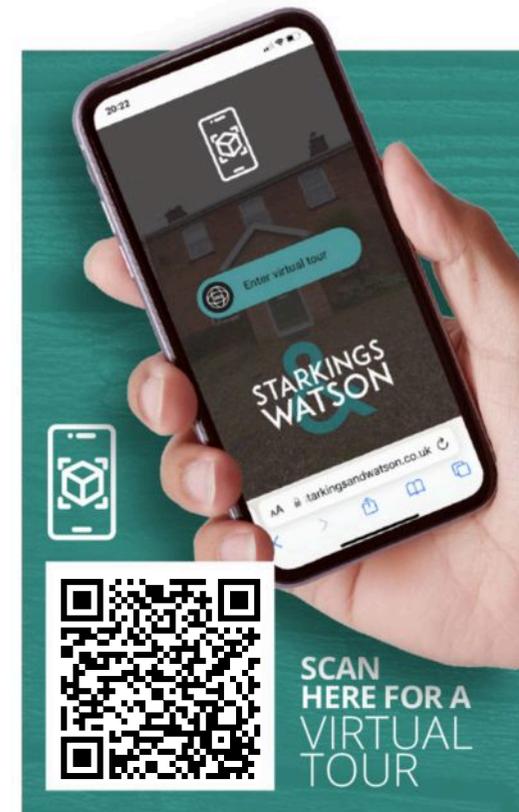
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VIRTUAL TOUR

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



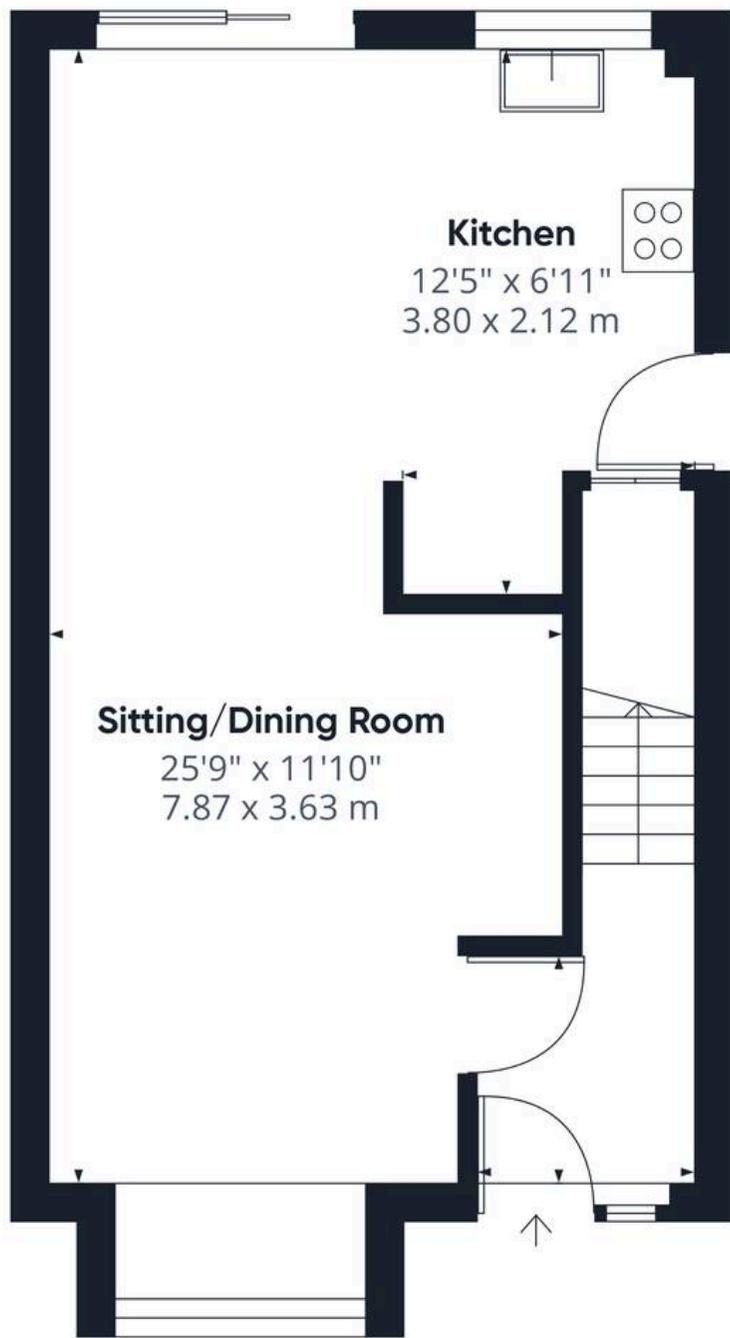




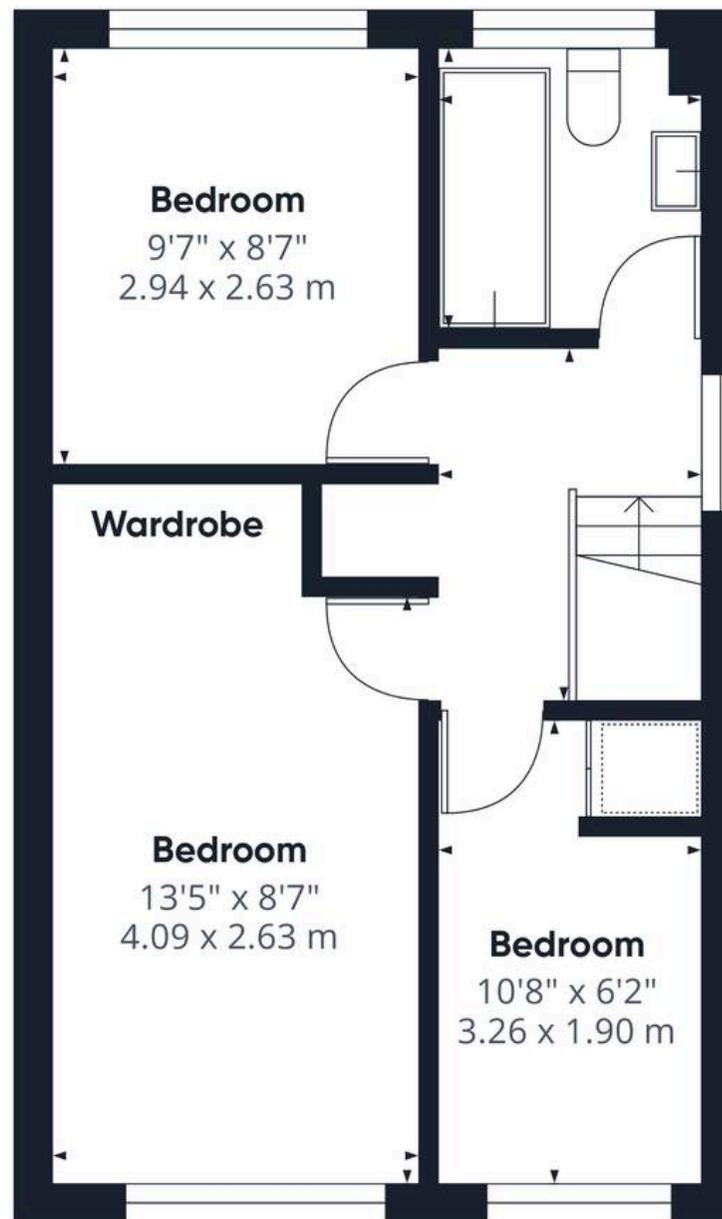
THE GREAT OUTDOORS

Heading outside, the rear garden offers a fully enclosed space with hedge and fence boundaries, with a central lawn and two patio seating areas - offering an ideal outside entertaining space. The hard standing driveway continues at the side of the property, leading to the detached garage. The garage itself is accessed via an electric roller door to front with power and lighting installed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

746 ft²

69.4 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.