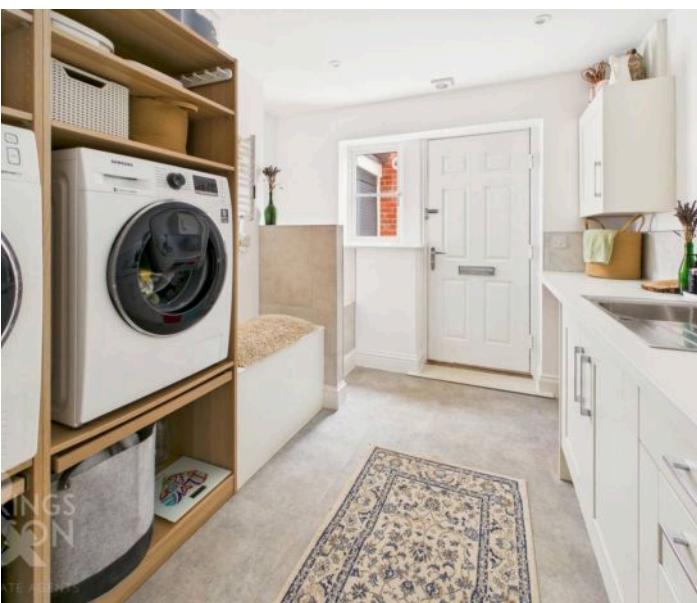




Gudgeon Road, Mulbarton - NR14 8FL

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Gudgeon Road

Mulbarton, Norwich

This substantial MODERNISED detached FAMILY HOME has been EXTENDED to present a rare opportunity to acquire over 3,700 sq. ft (stms) of versatile accommodation in a HIGHLY SOUGHT AFTER LOCATION, beautifully positioned to OVERLOOK OPEN GREEN SPACE. The property has been thoughtfully extended and upgraded throughout, offering a SEAMLESS BLEND of CONTEMPORARY STYLE and PRACTICAL family living. At the heart of the home, a magnificent 30' KITCHEN/DINING ROOM is finished to an EXCEPTIONAL SPECIFICATION with QUARTZ SURFACES and a LARGE CENTRAL ISLAND, perfect for entertaining or relaxed family meals. With TWIN ROOF LANTERNS for natural light, BI-FOLDING DOORS lead to the garden, with ample room for SEATING and DINING. The impressive 25' SITTING ROOM features a striking FIREPLACE with a WOOD BURNER, creating a welcoming focal point for cosy evenings. Additional ground floor spaces include a separate UTILITY ROOM and a dedicated LAUNDRY ROOM, ensuring daily routines are effortlessly managed. A well-proportioned STUDY provides an ideal environment for focussed work, while a self-contained HOME OFFICE offers flexibility for home-based professionals or visiting guests. The TOP TWO FLOORS offer FIVE GENEROUS DOUBLE BEDROOMS, with a wide range of STORAGE and WARDROBES.

The PRINCIPAL BEDROOM includes a LUXURY EN SUITE SHOWER ROOM, with the FAMILY BATHROOM finished in a similar style and featuring a GORGEOUS FREESTANDING BATH. The GUEST BEDROOM also offers an EN SUITE, with a separate SHOWER ROOM on the top floor. The beautifully LANDSCAPED PATIO forms the focus of the GARDEN, providing an ENCLOSED sanctuary for relaxation and recreation. AMPLE PARKING can be found to front, with a LOG STORE to front, and GENERAL STORAGE to the side.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Substantial Modernised Detached Family Home
- Over 3700 Sq. ft (stms) of Accommodation
- Sought After Location Overlooking Green Space
- 30' Extended High Specification Kitchen/Dining Space
- 25' Sitting Room with Feature Fire Place & Wood Burner
- Separate Utility & Laundry Rooms
- Study & Self Contained Home Office
- Five Double Bedrooms Two En Suites, Family Bathroom & Shower Room

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. Mulbarton Primary school is with 10 minutes walk.



Local CO-OP 9 minutes walk distance and Mulbarton Surgery with 13 minutes walk. There is also a Social Club, Football Stadium with a very good team, Scout HUB, Local Pub with a beautiful garden all with 14 min walk distance.

SETTING THE SCENE

Overlooking open green space, and next to a playground, a shingle driveway provides ample off road parking and turning space, with access leading to the adjoining garage and main entrance. A porcelain paved path leads to the main entrance door, side access and useful storage whilst outside power and lighting is installed.

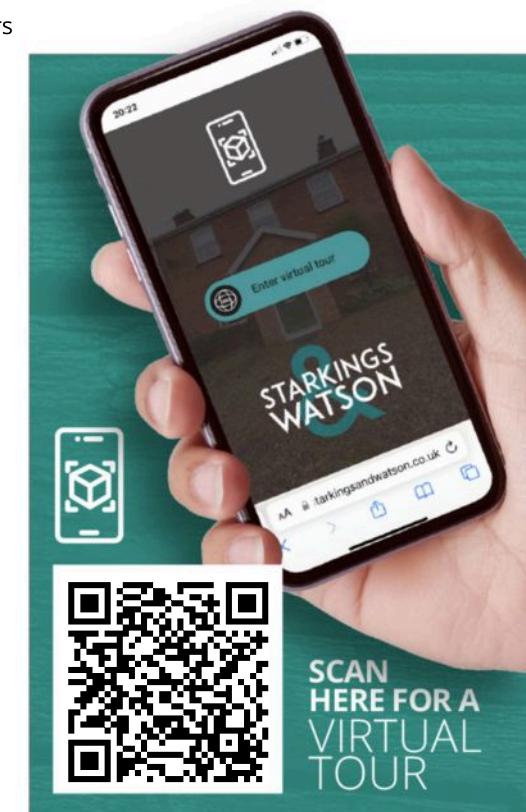
THE GRAND TOUR

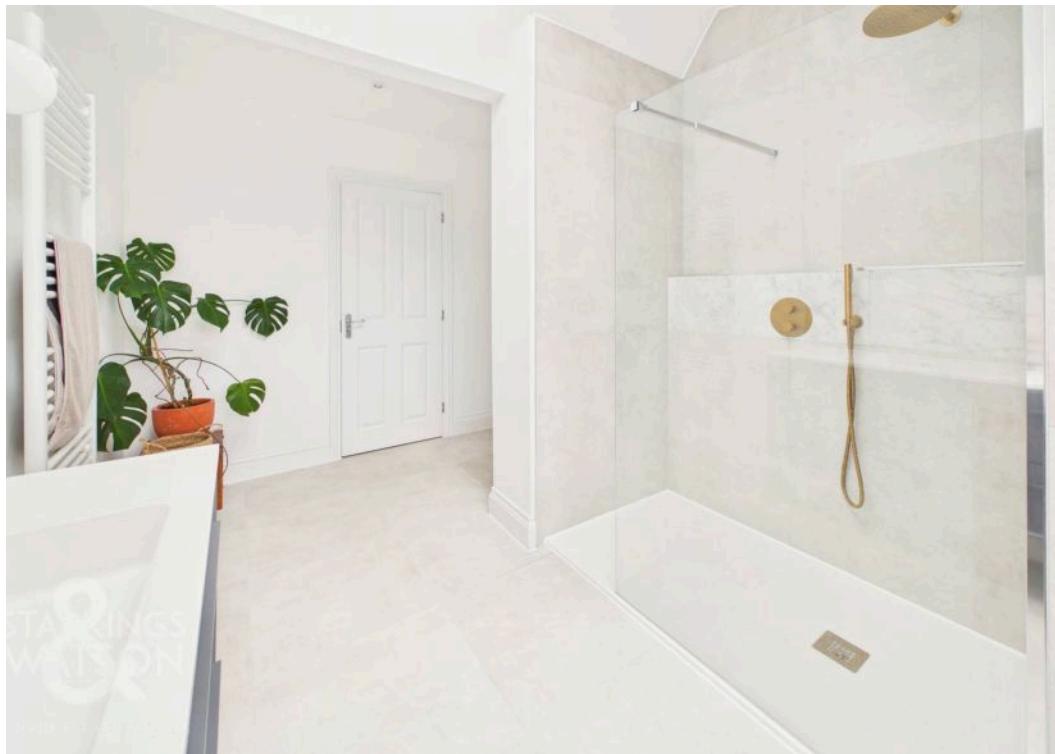
Stepping inside the hall entrance offers the ideal meet and greet space, with tiled flooring underfoot for ease of maintenance and stairs rising to the first floor landing, complete with a useful built-in storage cupboard sitting below. A range of built-in cloaks storage sits to one side, whilst the porch entrance enjoys a part vaulted ceiling with glazing enjoying views across the open green space. The main sitting room leads to the left hand side - centred on a grand feature fireplace, with an inset cast iron wood burner and pamment tiled hearth. Wood effect flooring flows under foot, with the front facing sash window enjoying views across the open green space. Adjacent double doors open up into the large kitchen, dining and family space - forming part of the new ground floor extension with Porcelain flooring, underfloor heating and two glazed roof lanterns above providing the room with natural light. A large side facing window is perfectly positioned to enjoy the greenery and treescape beyond, alongside a rear facing window and bi-folding doors which ensure a light, bright and inviting interior. Ample space is provided for soft furnishings and a dining table, with a feature fireplace recessed within a peninsula shelved storage area, whilst the kitchen itself offers extensive storage and a large quartz island which forms a breakfast bar and entertainment hub. A recessed ceramic butler sink is perfectly styled within the quartz work surfaces, with space provided for a range style gas cooker, below a recessed extractor fan which is neatly sitting above, with many luxuries included along with pot filler tap, boiling/filter drinking water tap with secondary sink and feature styling - the kitchen impresses at every turn. Space is provided for an American style fridge freezer with a separate integrated dishwashers built-in. An opening leads into a useful utility area which is finished in a matching style with further storage and space for a secondary American style fridge freezer, with a built-in pantry storage cupboard and door leading to the front driveway and dog shower. The utility room forms a rear hallway with French doors leading out into the garden, whilst a door takes you to a self contained home office with an independent access door. This spacious room is finished with fitted carpet underfoot and includes a set of bi-folding doors onto the rear garden - creating a wealth of opportunity as a home office or annexe if required. The original utility room has now been styled into a laundry area with independent space for a washing machine and tumble dryer, further range of built-in storage cupboards, tiled splash-backs and dog wash section with a shower area and drying

space including an electric towel rail and further side independent access to the property. From the hall entrance, a ground floor W.C can be found with a two piece suite including storage, tiled splash-backs and heated towel rail. A further study room sits at the front of the property with a sash window overlooking open green space with wood effect flooring underfoot.

Heading upstairs, the carpeted landing offers a further storage space with a side facing window, while stairs take you to the top floor and a built-in airing cupboard can be found. The principal bedroom enjoys dual aspect views with a sash window facing to front, fitted carpet underfoot and an extensive range of built-in storage cupboards and wardrobes. A private ensuite shower room includes a re-fitted luxury white three piece suite including storage under the wall mounted hand wash basin, with a recessed mixer tap and large walk-in double shower cubicle with a twin head thermostatically controlled rainfall shower, with tiled splash-backs, tiled flooring and heated towel rail. The guest bedroom also enjoys dual aspect views over the open green space with a built-in wardrobe and door to a private ensuite shower room - complete with a three piece suite, walk-in double shower cubicle including a twin head thermostatically controlled rainfall shower with tiled splash-backs. The third bedroom sits to the rear, completed with fitted carpet and double glazing, with the adjacent family bathroom re-fitted with luxury fittings including a wall mounted hand wash basin with recessed storage and mixer tap, freestanding NOSA double ended bath with mixer shower tap, tiled splash-backs and heated towel rail.

The top floor landing includes far reaching views over the open green space with carpet underfoot and doors taking you to two further double bedrooms - each finished with fitted carpet, double glazing and useful built-in storage cupboard. Completing the property is the top floor shower room with its three piece suite including a walk-in double shower cubicle with a thermostatically controlled twin head rainfall shower.







THE GREAT OUTDOORS

Heading outside, a full width porcelain patio has been created across the rear of the property. Enjoying views across the garden, the beautifully clad timber exterior backdrops the ideal outside entertaining space. With garden tool shed, the main garden is laid to lawn with drainage system, enclosed within timber panel fencing. There is huge potential to further landscape the garden if required, enjoying mature treescapes. A shingled storage area can be found to the front of the property. Outside power and water supply installed in front and back of the house as well as hot & cold water supply. 3x CCTV cameras installed round the house and motion censor light.

FIND US

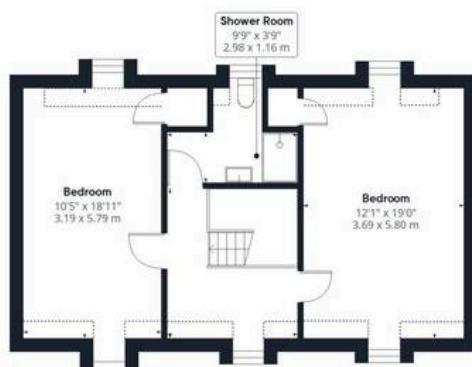
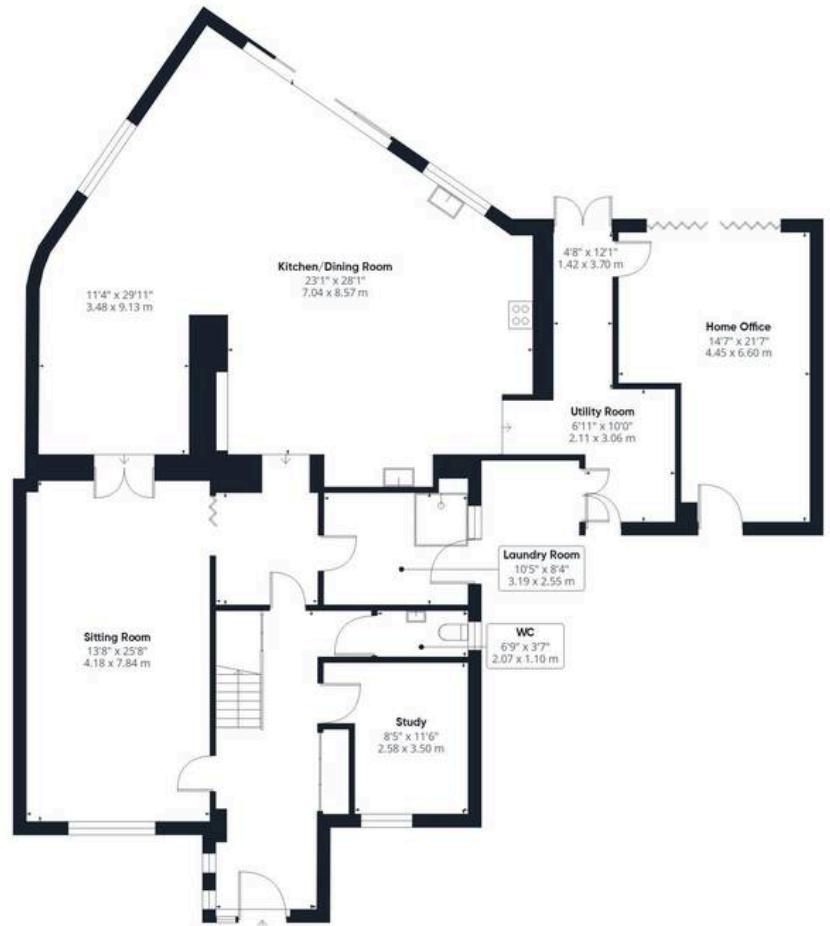
Postcode : NR14 8FL

What3Words : ///glows.pouting.guises

VIRTUAL TOUR

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





Approximate total area⁽¹⁾

3719 ft²

345.3 m²

Reduced headroom

52 ft²

4.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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





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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 and 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.