



Offers In Excess Of £335,000

4 Bedroom House for sale

6 Cowslip Close, Mulbarton, Norwich



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SALES AND LETTINGS



Overview

If versatility and elbow room is what you desire from your next home...look no further! This detached property is no standard 4-bed, it is your pot of gold at the end of the rainbow...click here for further details.



Key Features

- EXTENDED DETACHED HOUSE SET WITHIN A QUIET CUL-DE-SAC
- FOUR DOUBLE BEDROOMS
- FIRST FLOOR FAMILY BATHROOM PLUS GROUND FLOOR SHOWER ROOM
- GROUND-FLOOR ANNEXE POTENTIAL WITHOUT EXTENDING
- GAS CENTRAL HEATING, DOUBLE-GLAZED THROUGHOUT AND A CONSERVATORY FOR ALL-YEAR USE
- GOOD-SIZED ENCLOSED GARDEN
- EXCELLENT SPACE FOR RUNNING A BUSINESS FROM HOME
- WALKING DISTANCE TO SCHOOL, NURSERY, SHOP, PARK AND BUS STOPS





Welcome to Cowslip Close, Mulbarton. Having proved its worth as a beloved family home, and a productive base for business, this property is ready to provide a comfortable, flexible layout with freedoms that few houses can provide.

The original ground floor comprised the typical kitchen, dining room and living room with a full-width garden room overlooking the verdant exterior. The latter was upgraded in recent years with insulated roofing turning this space into a usable reception room all year round. An extension provided two substantial rooms and a well-appointed shower room. This is where so many ideas can be turned into reality.

The first floor provides two double bedrooms and a bathroom off-landing, all boasting plenty of natural daylight. The principal bedroom is an unusually sizeable room accommodating a dressing area.

To the outside, the entire plot is securely enclosed with ample space to accommodate relaxing beverages, entertaining BBQs, and sporting fun. There is even enough space and sunshine to enjoy an above-ground pool without invading the wide lawn space.

Set in the centre of the friendly village of Mulbarton, all local amenities are within easy walking distance including the Primary School, a local nursery, bus routes and the Co-Op. Mulbarton Common is adored by residents and visitors for its expansive green space offering play areas, dog walks and ponds. The ducks are more than ready to welcome you.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words: ///pixies.joystick.knowledge



Living Room

15' 8" x 12' 11" (4.80m x 3.95m)

Fitted carpet, double-glazed window, woodburner set on tiled hearth, multiple sockets, TV aerial and radiator.

Kitchen

11' 9" x 7' 2" (3.60m x 2.20m)

Vinyl flooring, double-glazed window, built-in pantry-style cupboard, fitted base and wall-mounted units, integrated oven, microwave, gas hob and extractor hood, tiled splashback and multiple sockets.

Family Room

11' 9" x 8' 10" (3.60m x 2.70m)

Vinyl flooring, breakfast bar, radiator and multiple sockets.

Garden Room

15' 8" x 9' 8" (4.80m x 2.95m)

Tiled flooring, double-glazed windows on three sides, insulated roof, multiple sockets and radiator.

Bedroom 1

15' 8" x 12' 5" (4.80m x 3.80m)

Fitted carpet, two double-glazed windows, built-in storage cupboard, multiple sockets and radiator.

Bedroom 2

12' 3" x 8' 10" (3.75m x 2.70m)

Vinyl flooring, double-glazed window, multiple sockets and radiator.

Bedroom 3

12' 1" x 10' 9" (3.70m x 3.30m)

Fitted carpet, double-glazed window, multiple sockets and radiator.

Bedroom 4 / Office / Gym

17' 8" x 15' 7" (5.40m x 4.75m)

Flooring (??), double-glazed windows and French doors, fireplace with mantel, surround and tiled hearth, fitted base units, multiple sockets and radiator.

Bathroom

6' 2" x 5' 6" (1.90m x 1.70m)

Vinyl flooring, obscured double-glazed window, bath with electric shower over, Vanity basin, toilet, floor-to-ceiling tiling and radiator.

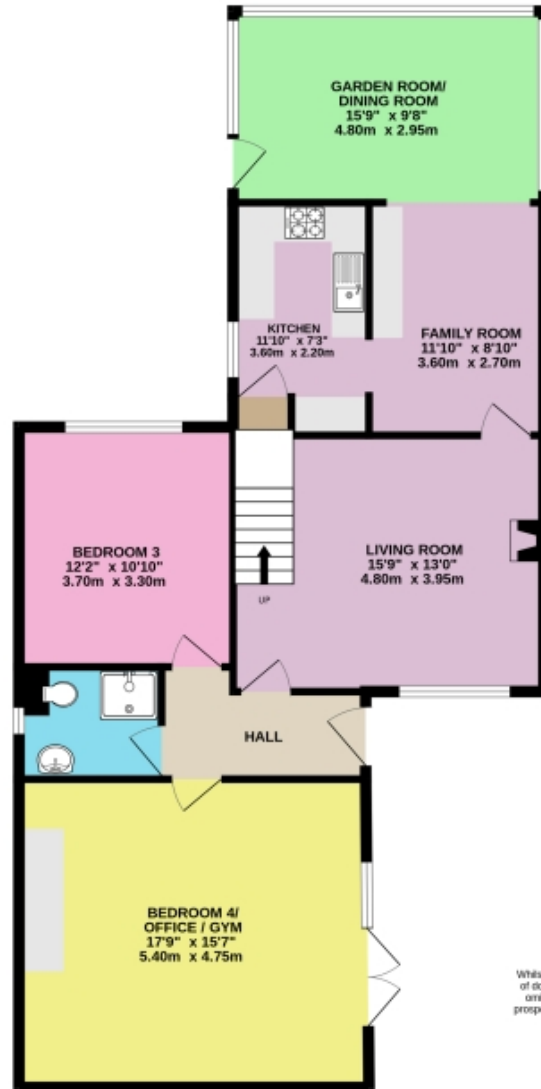
Shower Room

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

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

Floorplans

GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



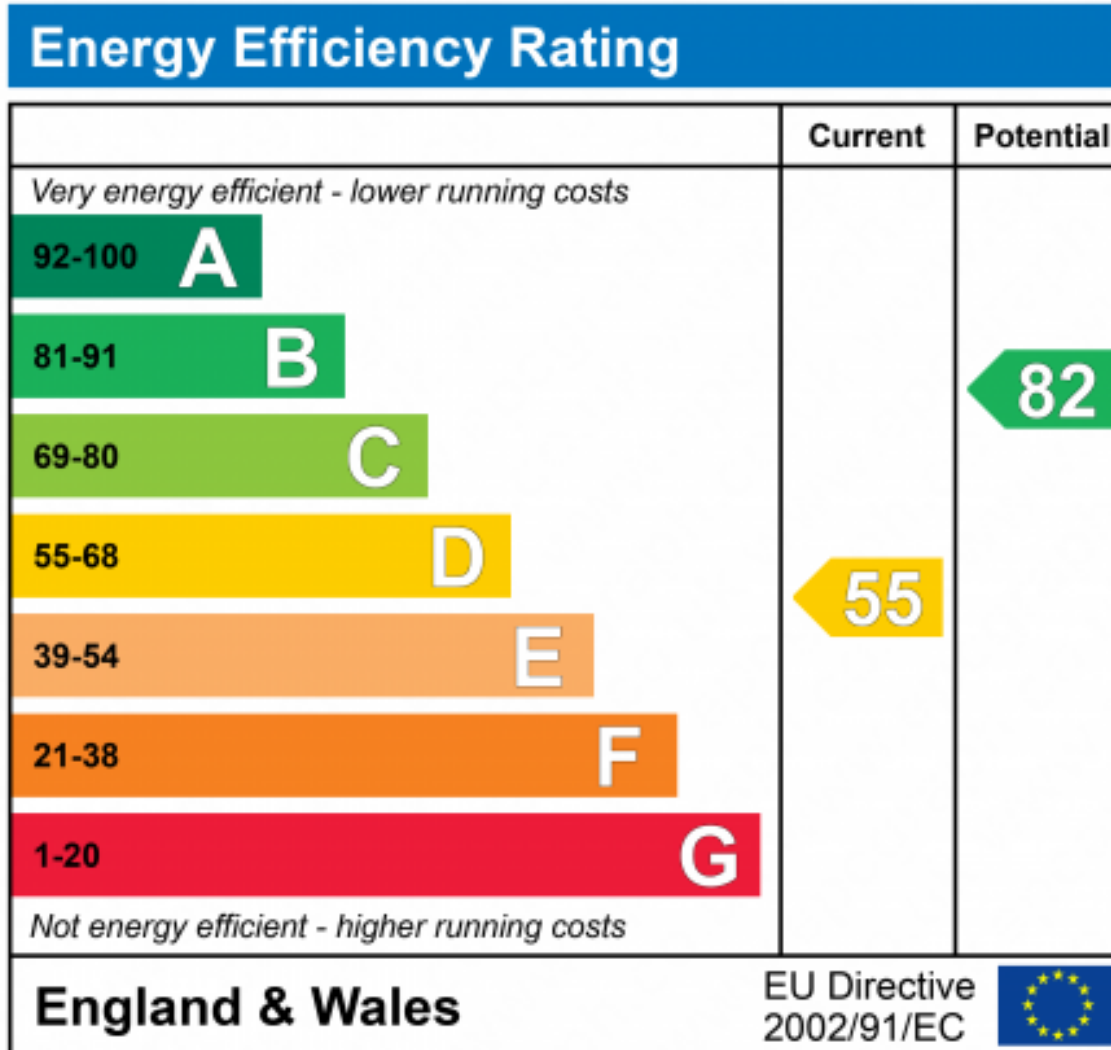
1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



DETACHED 4-BEDROOM HOUSE

TOTAL FLOOR AREA : 1422 sq.ft. (132.1 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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