



Guide Price £350,000

4 Bedroom House for sale

6 Cowslip Close, Mulbarton, Norwich



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SALES AND LETTINGS





## Overview

Just how versatile does your next home need to be? If the standard 4-bedroom is not your pot of gold at the end of the rainbow...join us for a viewing of this exciting next step home.



## Key Features

- Guide Price: £350,000 - £375,000
- Detached Family Home
- Good-Sized Enclosed Garden
- Enclosed Driveway Parking
- Potential to Accommodate an Independent Annexe
- Ground Floor Shower Room and First Floor Bathroom
- Space and Characteristics to Run a Business from Home
- Walking Distance to Local School, Shop, Bus Stops and Mulbarton Common





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.

Viewings are readily available. Call us 24/7 to book yours.



**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 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.

**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, Vanish basin, toilet 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.

**Bathroom**

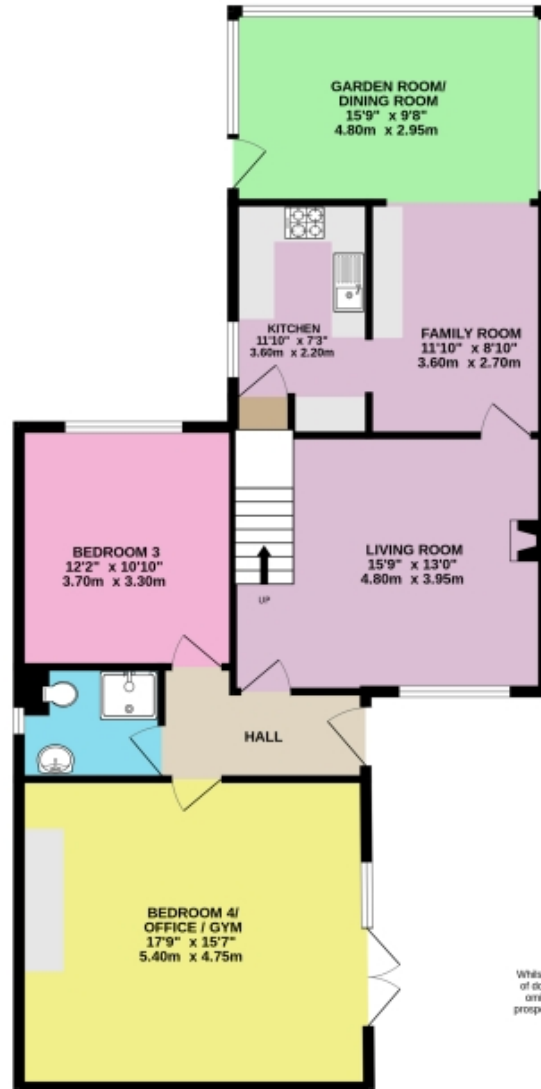
6' 2" x 5' 6" (1.90m x 1.70m)

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



# Floorplans

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



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

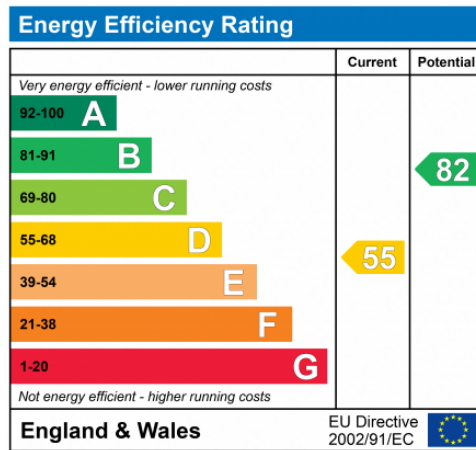


DETACHED 4-BEDROOM HOUSE

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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Marketed by Ewemove Wymondham

01953 665 785 (24/7)

wymondham@ewemove.com



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