



**Gowing Road, Norwich NR6 6PZ**

**welcome to**

**Gowing Road, Norwich**

William H Brown are delighted to bring to market this spacious two-bedroom bungalow, offered with the huge advantage of no onward chain. Sitting proudly on a corner plot in the ever-popular area of Hellesdon, this home combines generous indoor space with fantastic outdoor living and turnkey feel.



## Accommodation

This is a home that delivers space, style, and practicality from the moment you arrive. The bungalow features two impressively sized bedrooms, making it an ideal choice for downsizers, small families, or anyone looking for comfortable single-storey living without compromise. Inside, the property offers a clean and modern feel throughout, highlighted by a stunning black marble top kitchen that adds a real touch of luxury and character - perfect for both everyday use and entertaining. The living accommodation is bright and welcoming, with a layout that flows effortlessly and makes the most of the available space.

Step outside and you'll find one of the property's standout features, a south-facing rear garden.

Enjoying sunlight throughout the day, this is the perfect spot for relaxing, gardening, or hosting during the warmer months. The corner plot position enhances both space and privacy, creating a peaceful outdoor setting. To the rear, the property also benefits from a garage and driveway, offering excellent practicality and off-road parking.

## Entrance Hall

External entrance door opening to front aspect, giving access to both bedrooms, living room, bathroom,

## Bedroom One

Upvc double glazed window to front aspect, radiator, and built in wardrobe.

## Bedroom Two

Dual aspect upvc double glazed windows to side and front aspect, and radiator.

## Living Room

Double glazed sliding patio door to rear aspect, feature fireplace with electric fire insert, and radiator.

## Bathroom

Suite comprising fully tiled walls, radiator, vanity unit with inset wash basin, panelled bath with shower attachment, and wc.

## Dining Room

Upvc double glazed window to rear aspect, and radiator and arch opening to kitchen.

## Kitchen

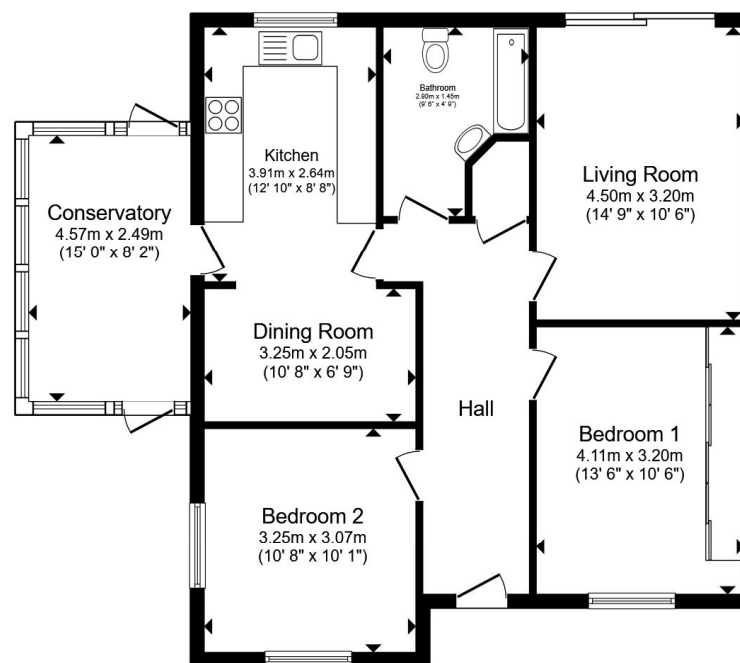
A comprehensive range of wall and base units with black marble tops over, integrated gas hob with extractor hood over, built in double oven, tiled splash backs, upvc double glazed window to rear aspect. Integral door opening to conservatory.

## Conservatory

Of upvc construction on a brick base, external doors opening to rear and front aspects.

## Outside

To the front of the property is a shingle and lawned garden, shrubbery, path to front door, and gated access to side leading to rear garden, enclosed by panelled fencing and brick-walling. This is complemented to the rear of the property by a beautifully tended lawned garden interspersed with pathways and split-level patio. There is also a patio area to side elevation, providing ample space to enjoy the summer months.



Total floor area 86.1 m<sup>2</sup> (927 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## **Gowing Road, Norwich**

- Attractive Two-Bedroom Bungalow
- Generous Corner Plot
- Stylish Black Marble Top Kitchen
- Bright & Comfortable Living
- Modern Bathroom Suite

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

# £275,000



### **directions to this property:**

From the W H Brown office in Hellesdon, proceed along the Reepham Road in the direction of Norwich and take the first left-hand turn into Cottinghams Drive, and continue. On the corner of the fourth right-hand turn the property can be found identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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