



54 Gowing Road, Norwich

Guide Price £350,000

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Norwich, Norwich

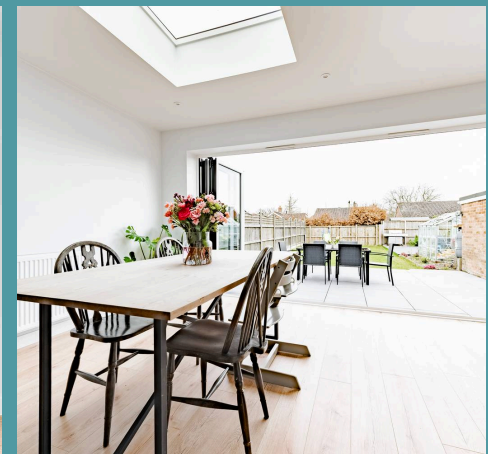
Guide price £350,000-£375,000 Classy and contemporary living is granted in this extensively extended three-bedroom bungalow, perfectly positioned in the favoured area of Hellesdon. Designed with stylish refinement, the home boasts a spacious open-plan layout, featuring a stylish kitchen with monochrome fixtures, integrated appliances and a cohesive flow into the bright lounge and dining area. Full-width bi-fold doors flood the space with natural light, leading with ease to a beautifully landscaped rear garden. The principal bedroom suite offers a dedicated dressing area and a sleek ensuite, complemented by two further double bedrooms and a family bathroom. With ample off-street parking, a garage/storage space and excellent local amenities, this home presents a rare opportunity for those seeking contemporary comfort in a prime residential location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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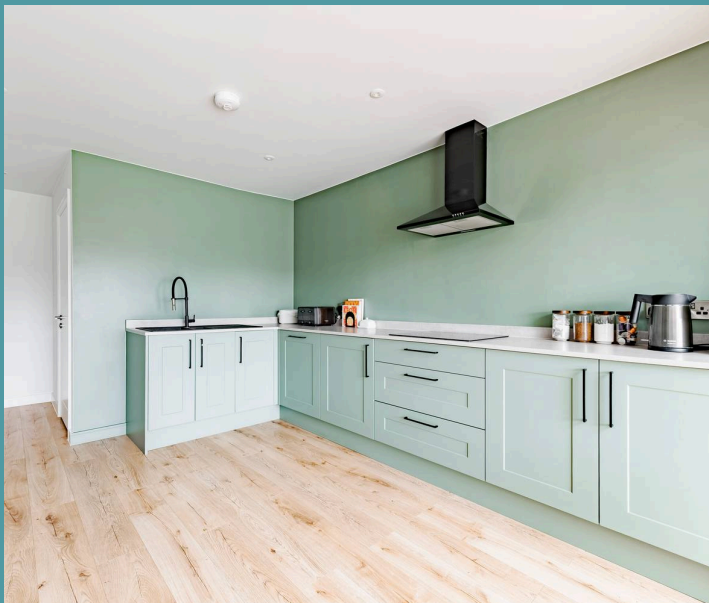
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The Location

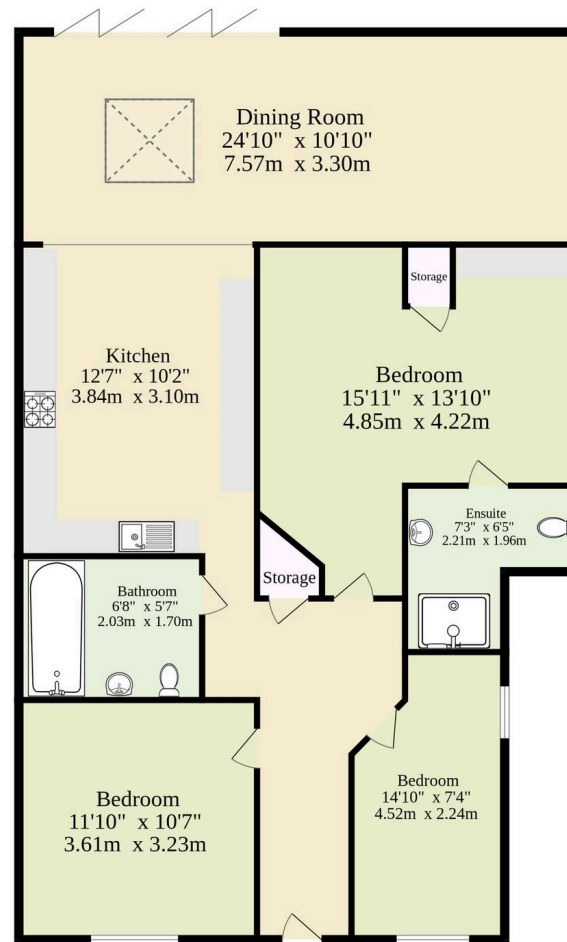
Situated on the outskirts of Norwich, Gowing Road in Hellesdon enjoys a prime location. This sought-after area is ideal for families, with excellent local schools, including Hellesdon High School, a primary school and a sixth form, ensuring a strong educational foundation for children of all ages.

Commuters will appreciate the proximity to the Norwich Northern Distributor Road (NDR), which provides quick and convenient access to various parts of the city and beyond. For those who travel frequently, Norwich International Airport is just a short distance away, offering domestic and European connections.



Ground Floor
1108 sq.ft. (102.9 sq.m.) approx.

Garage
17'8" x 9'3"
5.38m x 2.82m



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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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