



## 29 Mawkin Close, Norwich

Guide Price £350,000 - £375,000



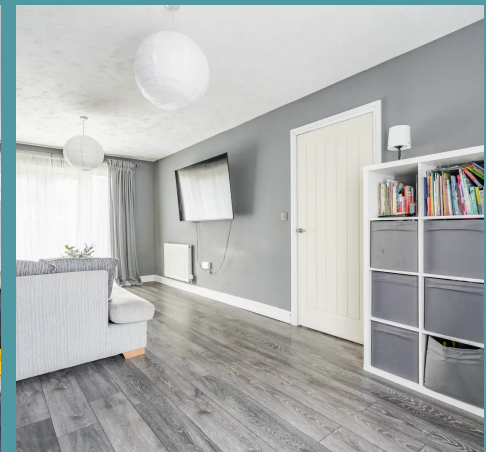
# 29 Mawkin Close

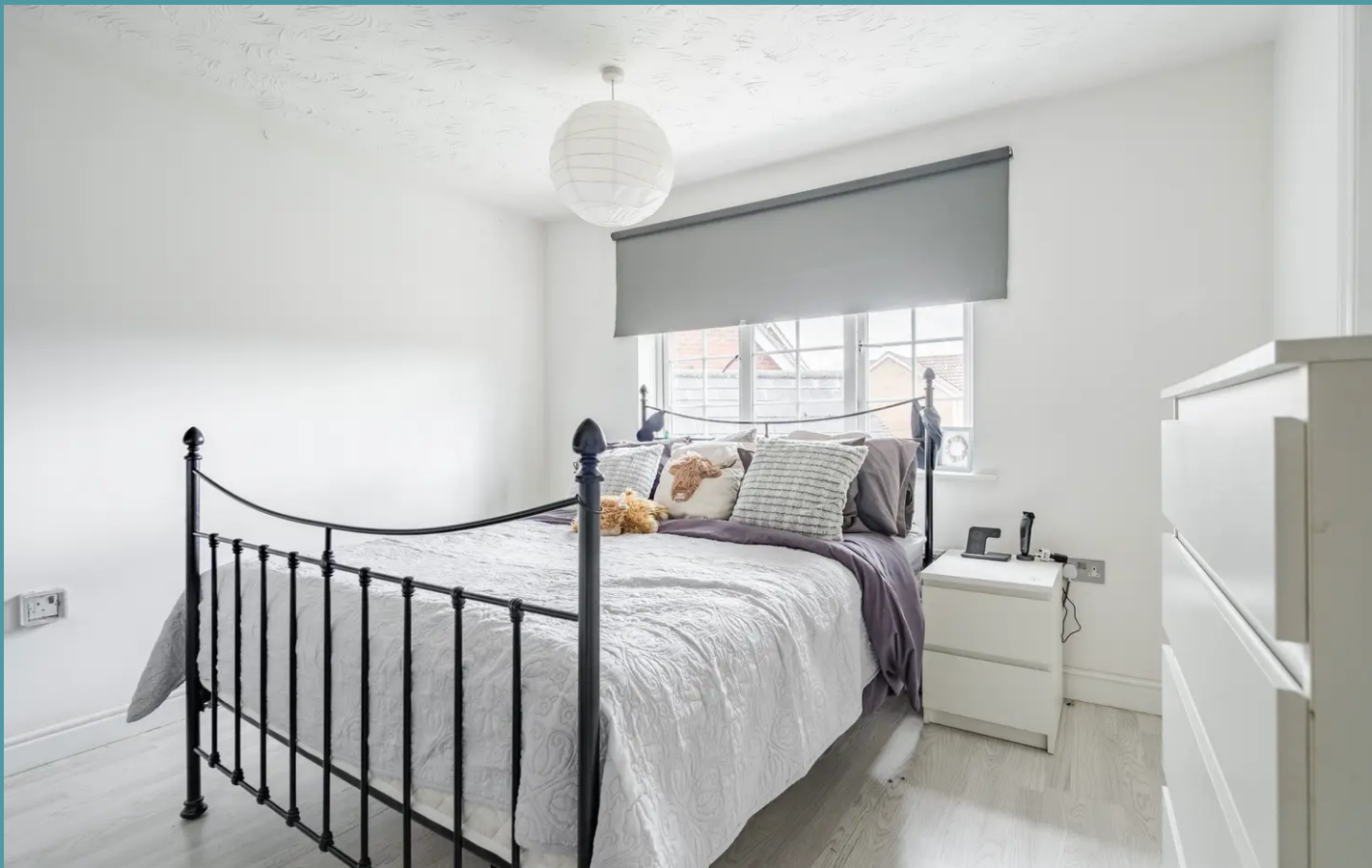
## Norwich

This four-bedroom detached house presents an excellent opportunity to acquire a property that combines modern living with family-friendly features. With its spacious layout, well-appointed rooms, and prime location, this residence is ready to welcome new owners seeking a harmonious blend of comfort and style. Explore the endless possibilities that this property has to offer and make it your own today.

### LOCATION

Situated in Norwich, NR5 is a popular and well-established residential area known for its convenient location and range of amenities. The neighbourhood offers a mix of housing options, including family homes, townhouses and apartments, catering to a diverse range of lifestyles and preferences. NR5 benefits from excellent transport links, with easy access to major roads and highways, making it convenient for both commuters and those who enjoy exploring the wider region. The area is well-served by public transportation, with regular bus services connecting NR5 to the city centre and other parts of Norwich.





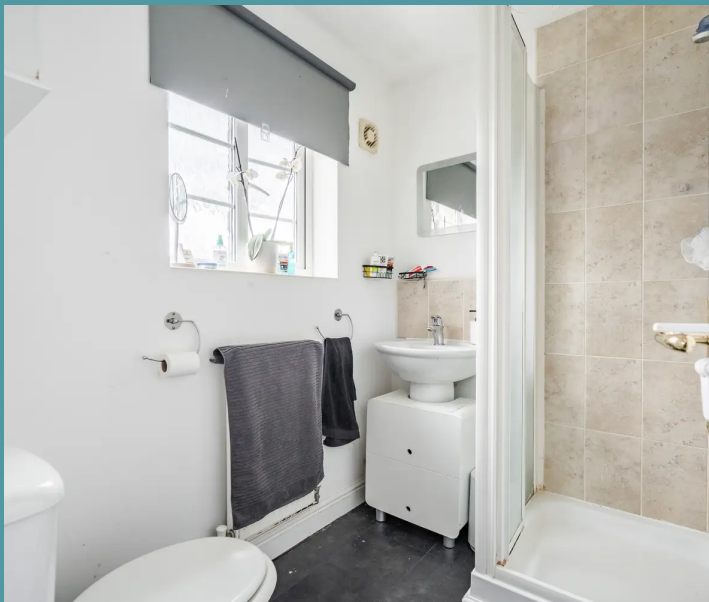
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### Norwich

Upon arrival is a delightful first impression to this detached family home, which continues to impress throughout. The brickweave driveway provides off-road parking for all family members and visitors, whilst the garage at the side offers additional secure parking or storage options.

Step inside where you are instantly greeted by a bright and welcoming entrance hall, completed a convenient WC. Immediately capturing your attention with its warm and inviting ambience, is a spacious sitting room, filled with an abundance of natural light. This is where you can showcase your most comfortable furniture, to unwind and relax after a long day.

At the heart of the home lies an incredible open-plan kitchen/dining room, ensuring effortless interaction when hosting and the busy family lifestyle. The kitchen is well-equipped with high quality units and integrated appliances, to enhance your cooking experience. Complemented by a utility area, for your everyday essentials and laundry goods. The dining area consists of a breakfast bar unit and table, encouraging gatherings with loved ones.







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Norwich

This property offers four well-proportioned bedrooms, each thoughtfully designed for comfort and functionality. The master bedroom flaunts a private ensuite, adding a luxury yet convenient touch. Whether for family members, guests, or home office needs, the flexibility of the bedroom spaces ensures every need is met. The main bathroom comprises of a three piece suite, accommodating all residents in the household.

Leading out the double doors onto the patio, where the garden is equally appealing. This entertaining patio is ideal for your outdoor furniture to enjoy the afternoon sunshine or your al-fresco dining parties during the summer months. Leading to the laid to lawn garden, where plants and shrubbery surround the boundary. Overall, this enjoyable space is privately enclosed so you can unwind in seclusion.

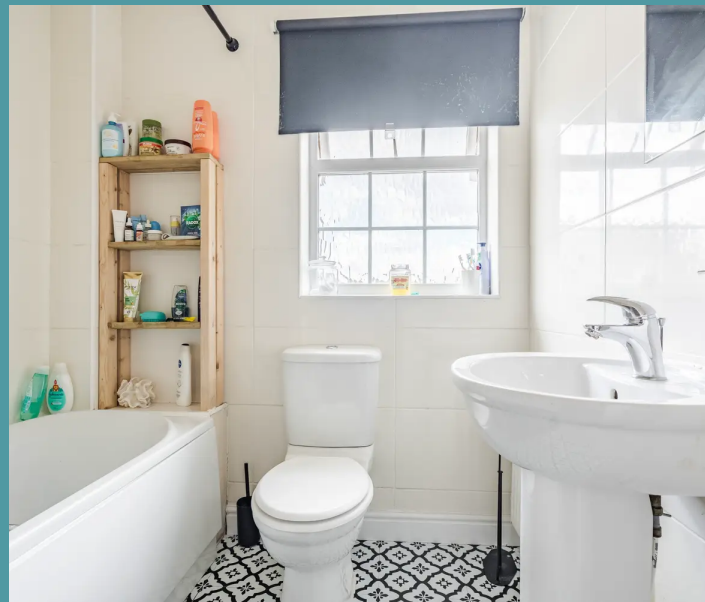
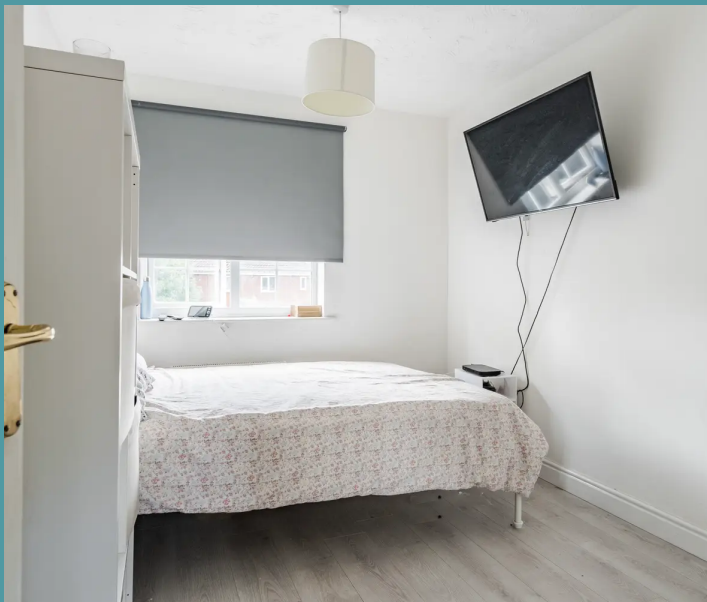
### AGENTS NOTES

**We understand that this property is freehold.**

**Connected to mains water.**

**Heating system - Gas central heating.**

**Council Tax Band: D**



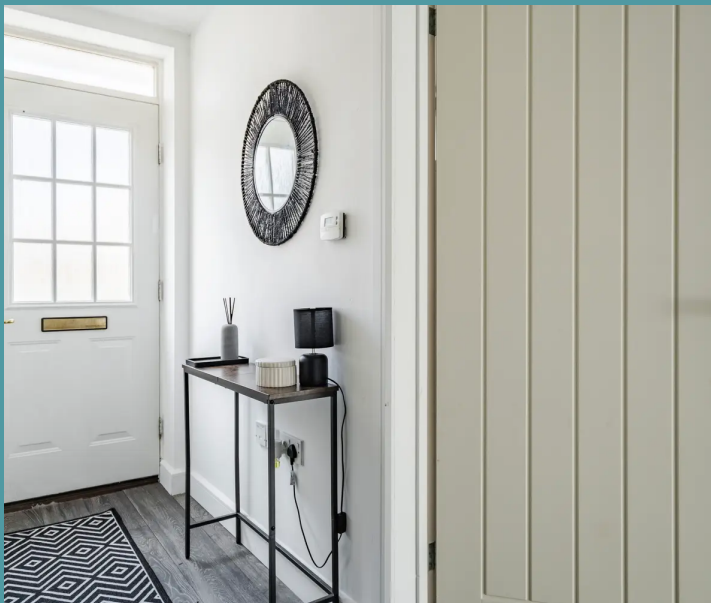




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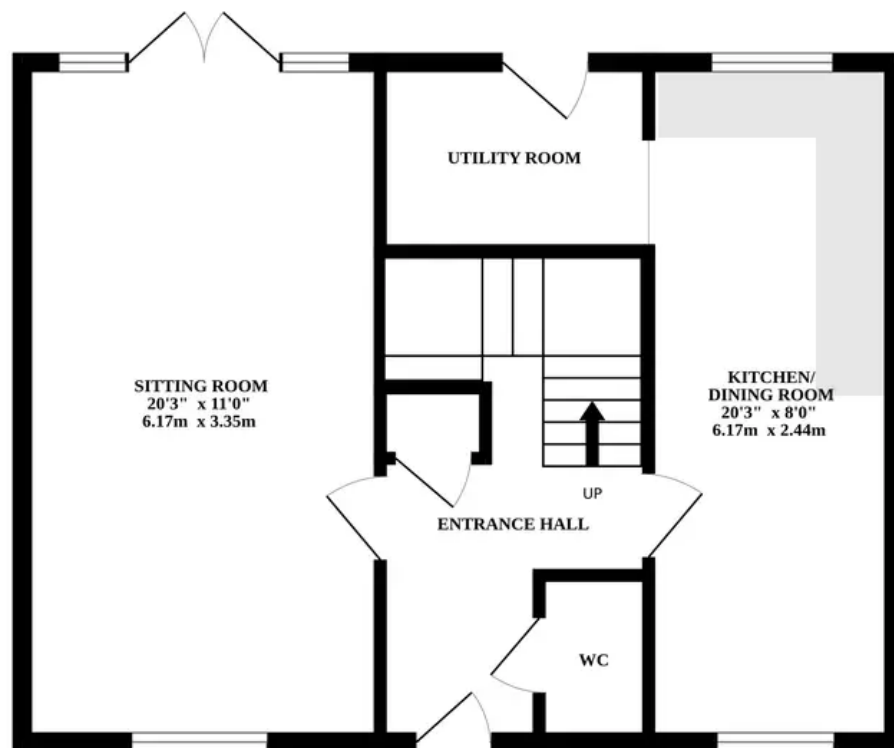
Norwich

- REMARKABLE DETACHED RESIDENCE
- COMFORTABLE AND CONTEMPORARY DESIGN THROUGHOUT
- PERFECT FAMILY HOME TO ACCOMMODATE A BUSY LIFESTYLE
- OPEN-PLAN KITCHEN/DINING ROOM - UTILITY ROOM
- COMFORTABLE SITTING ROOM - FILLED WITH NATURAL LIGHT
- FOUR BEDROOMS - ONE WITH A PRIVATE ENSUITE
- WELL-MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- BRICK-WEAVE DRIVEWAY & GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS

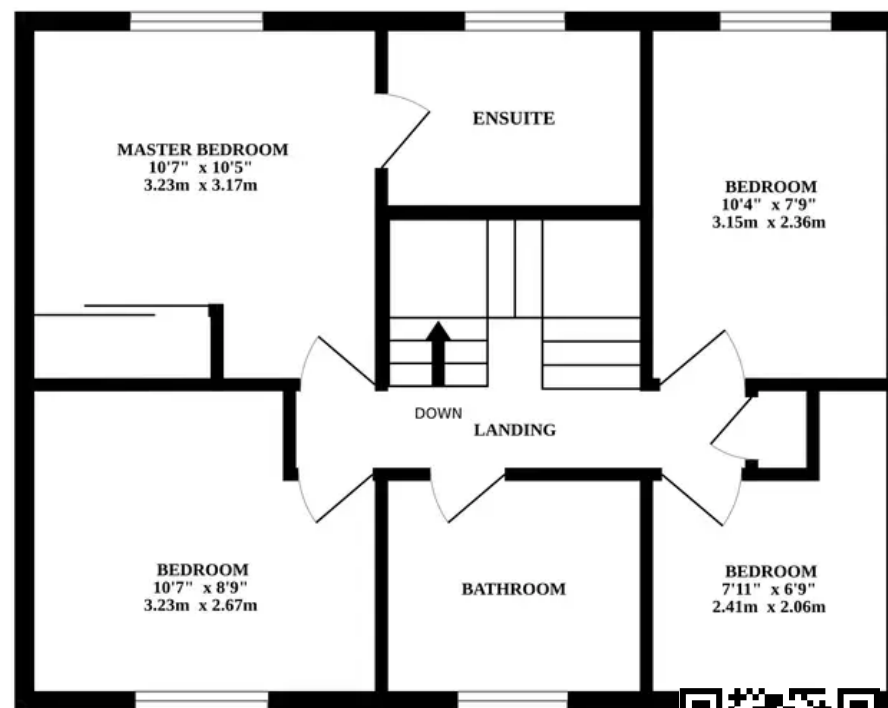




GROUND FLOOR



1ST FLOOR



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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