



23 Devon Way
Trowse, Norwich, Norfolk, NR14 8GE

BROWN & CO



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Wonderfully appointed semi-detached five bedroom house with a lovely garden and double garage in the sought after village of Trowse.

Offers In Excess of £700,000



DESCRIPTION

No. 23 Devon Way is a beautifully presented five-bedroom, 3 bathrooms semi-detached house positioned in the most sought-after village of Trowse. The house was built in 2002 by Hopkins Homes constructed of rendered brick elevations under a pantile roof with a particular feature being the attractive Dutch gable to the side elevation.

The house enjoys a wonderful presence on the road and will be of interest to buyers keen to secure a property which enjoys well-arranged accommodation over three fantastic floors together with a mature private garden and garaging within walking distance of the city.

The house is approached via the front into the main entrance hall enjoying access to the principal rooms. The kitchen breakfast room is fitted with a range of integrated appliances together with a central island and offers direct access into the gardens. The sitting room is a lovely space benefiting from a dual aspect arrangement together with a feature fireplace. There is also a useful cloakroom to the ground floor.

The first floor enjoys access to three double bedrooms and a family bathroom off the main landing area which includes the principal bedroom. The principal bedroom suite is well arranged with dressing area and a lovely en-suite shower room.

The second-floor landing offers access to two further double bedrooms and a separate toilet/shower including a creative use of space for a home office/study area which the current owners have taken advantage of.

The house is offered in excellent decorative order throughout.

Much of the charm of no. 23 remains in the gardens which are fully enclosed by panel fencing and enjoy a lovely range of mature shrubs and borders which surround the main laid to lawn garden area beautifully.

The house offers an extensive driveway with parking for a number of vehicles together with a double garage (half boarded) with two garage doors and power and light connected. There is an additional outbuilding within the gardens which will be staying.

Services – Mains gas, mains water, mains drainage, mains electricity.

Acreage - 0.149 acres (stms)

Local authority – Norwich City Council.

LOCATION

Trowse is a very popular area enjoying a village environment on the fringe of the city, within two miles of the city centre. Amenities in the village include an award winning restaurant, two public houses and leisure facilities including a sports hall, astro turf football pitch, a dry ski slope, two broads in adjacent Whitlingham Country Park (one a conservation lake, the other for water-based leisure activities), woodland walks, riverside picnic areas along Whitlingham Lane, and a common right in the centre. There is also easy access from this area to the Trowse bypass and the A47 Norwich southern bypass.



DIRECTIONS

Leaving Norwich via Bracondale, proceed over the traffic lights at the junction with King Street and then take the second exit off the roundabout by County Hall towards Trowse. Follow this road over the railway bridge, passing Whitlingham Lane on the left and continue on into The Street. Take the left turn heading up the hill continuing on The Street and head round Highland Crescent and onto Devon Way.

AGENT'S NOTES

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



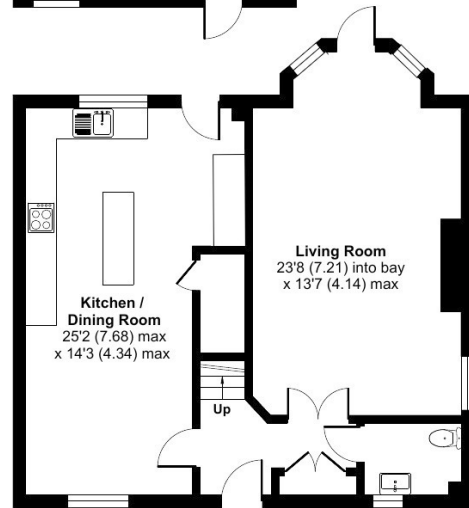
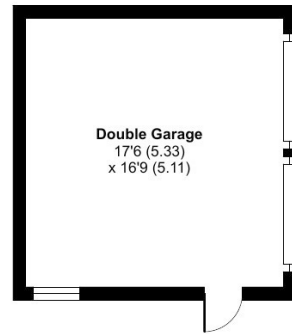
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81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



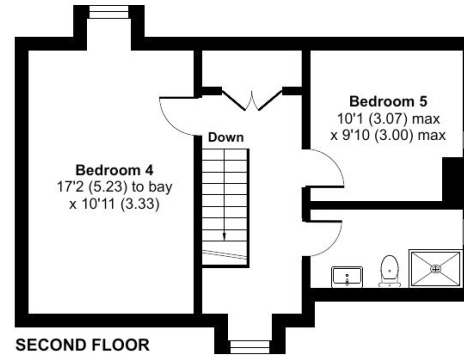
Devon Way, Trowse, Norwich, NR14

Approximate Area = 2226 sq ft / 206.8 sq m (includes garage)

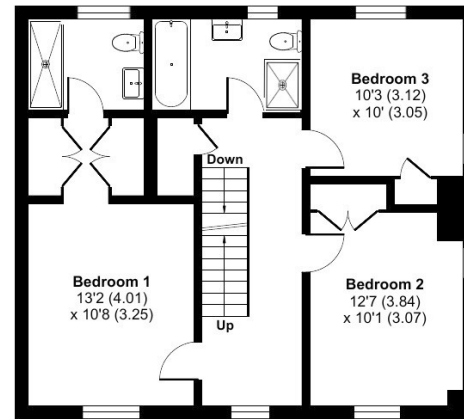
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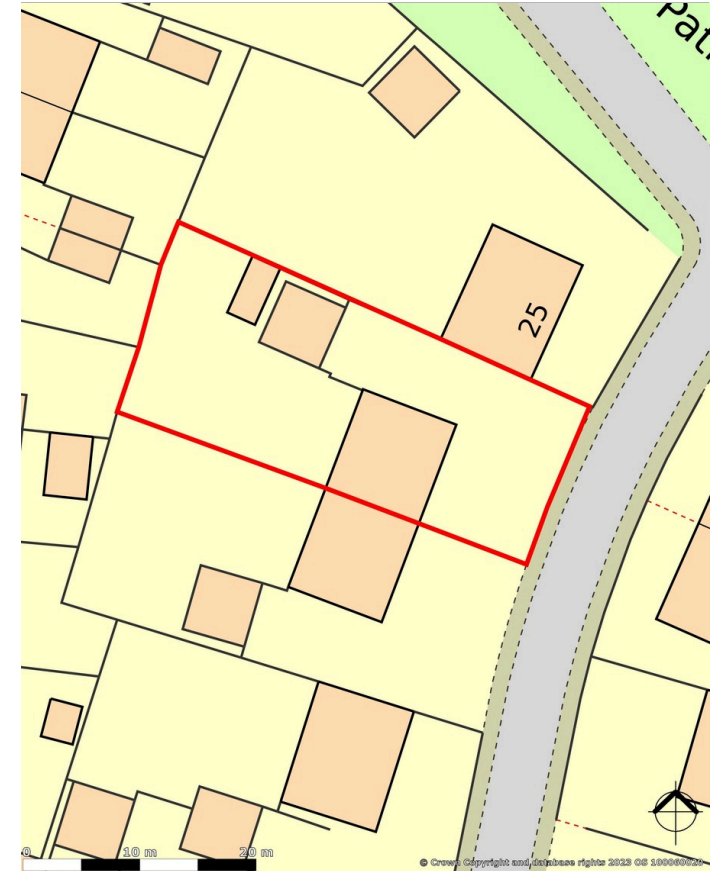
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Brown & Co. REF: 966703

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