

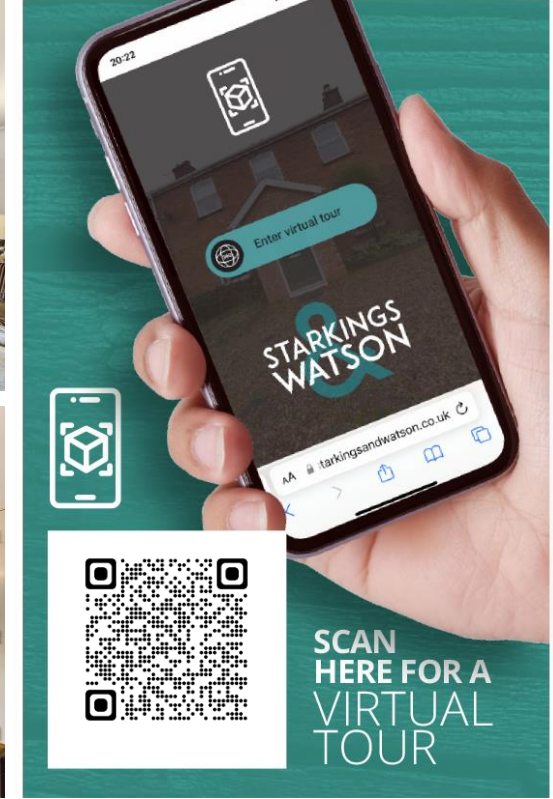
DEVON WAY

# Trowse, Norwich NR14 8GE

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Substantial Semi-Detached Townhouse
- Sitting Room with Rear Bay & Garden Access
- Dual Aspect Kitchen/Dining Room
- Five Bedrooms
- En Suite & Family Bathroom & Shower Room
- Double Garage & Large Driveway
- Enclosed Lawned Garden
- Walking Distance to City Centre

### IN SUMMARY

Occupying a SOUGHT AFTER setting within the village of TROWSE, this substantial semi-detached home stands on an ELEVATED PLOT, with PRIVATE non-overlooked GARDENS, walled DRIVEWAY and DOUBLE GARAGE. Over 2130 Sq. ft (stms) of accommodation is spread over THREE FLOORS, allowing INDEPENDENT LIVING or VERSATILE RECEPTION SPACES. Close to the A47 and within WALKING DISTANCE of the CITY CENTRE, the property is perfect for GROWING and BLENDED FAMILIES, or even MULTI-GENERATIONAL LIVING. The ground floor offers a 23' SITTING ROOM with WALK-IN BAY to rear and a door to the garden, STRIKING CLOAKROOM, and OPEN PLAN DINING ROOM with KITCHEN extending to OVER 25'. The middle floor landing leads to THREE BEDROOMS including the MAIN BEDROOM with WALK-IN WARDROBE and SHOWER ROOM, along with the main family bathroom. The top floor landing offers STUDY SPACE, two further bedrooms and SHOWER ROOM. To the rear, a PATIO leads from the living accommodation, to the main LAWNED GARDEN.

### SETTING THE SCENE

Set back from the road behind a grass verge, low level manicured hedging encloses a front lawn and entrance path to the front door. Brick built pillars lead to a shingle driveway, with gated access to the garden, and access to the detached double garage.

### THE GRAND TOUR

Heading inside, wood effect flooring can be found in the hall entrance, with a useful built-in double cloaks storage cupboard. The cloakroom is the first door on your right, with matching flooring, window to front, and striking décor. The sitting room is adjacent, and flooded with natural light. Centred on the feature fire place, the carpeted landing offers a window to side, and a magnificent walk-in bay which include windows and a door onto the rear patio. The kitchen and dining space completes the ground floor, and is open plan with accommodation which runs front to back. There is ample space for a table and soft furnishings, whilst a cupboard under the stairs offers storage. The kitchen cabinets run to two sides, with space for an island or butchers block to be introduced. Space is provided for a Range style cooker, along with an American style fridge freezer, whilst the dishwasher is built-in. Heading to the middle floor, the landing is carpeted and once again offers great natural light with a window facing to front. Two double bedrooms, both with dual aspects and built-in double wardrobes can be found to your right. These are served by the main family bathroom, complete with a four piece suite and separate shower cubicle. The main bedroom suite runs front to back, incorporating a



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walk-in wardrobe and re-fitted en suite shower room - finished with a walk-in double shower, with rainfall shower and Aqua-board splash backs. The top floor landing is the perfect size to include a desk or reading area, with a built-in double storage cupboard. Doors lead off to two further double bedrooms, and to the shower room, with a double shower, tiled splash backs and attractive patterned floor.

#### THE GREAT OUTDOORS

Heading outside, a patio runs across the rear of the property, with ample space for outside dining and entertaining. Enclosed with timber panelled fencing, a raised walled bed is planted to one side. A useful timber shed offers storage, whilst there is a side gate to the driveway, and door to the detached double garage.

#### OUT & ABOUT

The popular village of Trowse is conveniently located on the South East edge of Norwich City Centre. In close proximity is a range of amenities including the Ofsted rated Outstanding Trowse Primary School, tea room, shop and local pubs. Trowse is located close to Whitlingham Lake and Country Park providing excellent outdoor facilities for the family right on your door step. Access to Norwich City Centre is within walking distance and Trowse also has excellent transport links to the A47 and A11.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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#### FIND US

Postcode : NR14 8GE

What3Words : ///twig.sticky.pans

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Reduced bedroom  
32.69 ft<sup>2</sup>  
3.04 m<sup>2</sup>

Approximate total area<sup>(1)</sup>  
2134.24 ft<sup>2</sup>  
198.28 m<sup>2</sup>