



## 5 The Paddock, Trowse

Guide Price £450,000



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Trowse, Norwich

Guide Price of £450,000 to £475,000. An exquisite three bedroom barn conversion with period features. Boasting a skylight in the kitchen, a luxurious bathroom, home office/play room and three character-filled bedrooms. Outside, take advantage of a versatile outbuilding and easy access to the river. Located close to Whitlingham Park and only a short drive to the city centre. Perfect for those looking for the best of both worlds!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







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### LOCATION

Located just a short drive from the city centre, Trowse offers the best of both worlds - tranquillity and accessibility. The village is very picturesque with the local green housing a park and large recreational area. Within easy reach is the popular Whitlingham Lake and country park which is locally famous for its stunning walks, central lake and water activities.

### THE PADDOCK

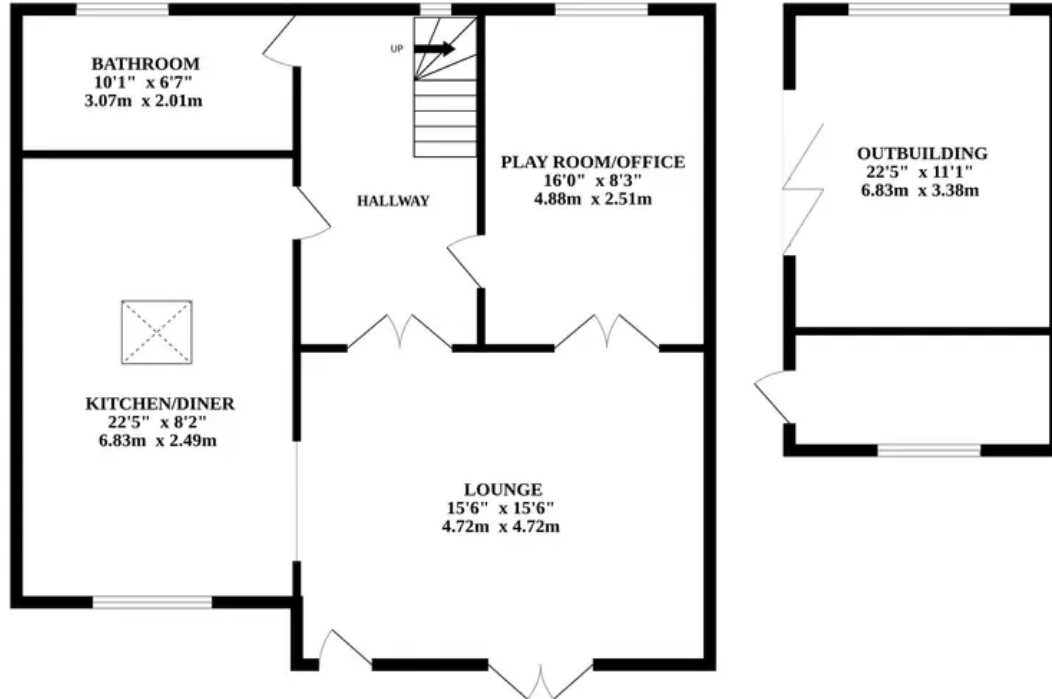
We are delighted to present this exquisite three-bedroom barn conversion nestled in a tranquil and picturesque setting, just a short drive from the bustling city centre. This immaculate property offers a fusion of contemporary living and charming period features, creating a unique and desirable living space.

As you step into this stunning barn conversion, you are greeted by a light and airy feel that continues throughout the entire property. The large kitchen and diner boasts a skylight, flooding the space with

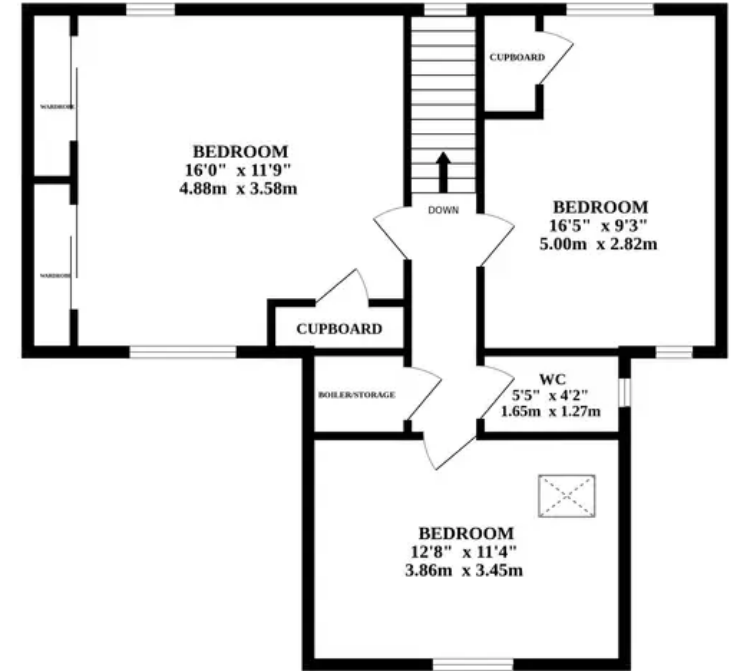




GROUND FLOOR



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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