

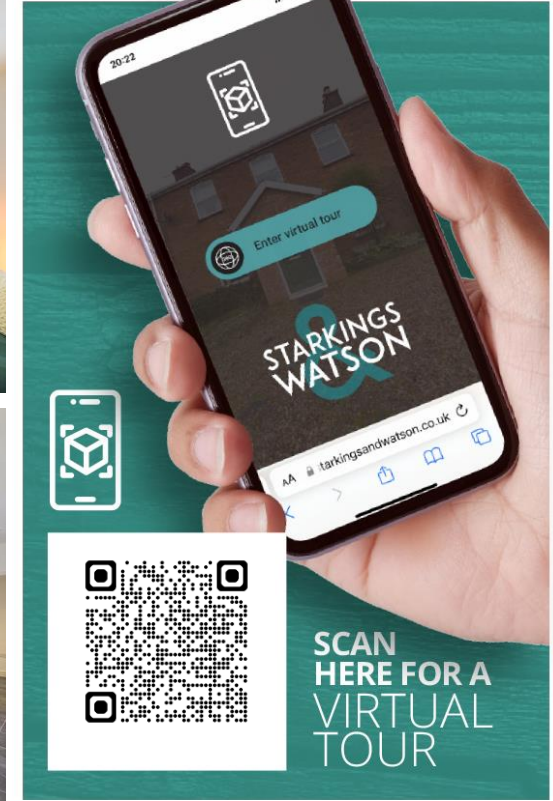
MUSTARD WAY

Trowse, Norwich NR14 8UE

Freehold | Energy Efficiency Rating : B

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

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- High Specification Norfolk Homes Build
- Prominent Position on Fringe of Development
- Dual Aspect Sitting Room & Separate Study
- Open Plan Kitchen/Dining Room & Utility Room
- Four Bedrooms
- W.C, En Suite & Family Bathroom
- Large Drive & Double Garage
- Low Maintenance Walled Gardens

IN SUMMARY

Built by Norfolk Homes in 2020, this DETACHED FAMILY HOME extends to over 1441 Sq. ft (stms), with an IMMACULATE, as NEW INTERIOR, including VARIOUS UPGRADES, and a LARGE DOUBLE DRIVEWAY and DOUBLE GARAGE. Still under NHBC WARRANTY and located on the fringes of TROWSE, the property is ideal for access to NORWICH CITY CENTRE, along with the A47, whilst ensuring a PRIVATE LOW MAINTENANCE GARDEN can be enjoyed by the family, with ARTIFICIAL LAWN and a large WALLED BOUNDARY. Internally, the HALL ENTRANCE leads to the 18' DUAL ASPECT SITTING ROOM with FRENCH DOORS onto the garden, adjacent STUDY and the 18' KITCHEN/DINING ROOM with attractive curved edge COMPOSITE WORK SURFACES. The UTILITY ROOM and W.C lead off. Upstairs, the CONTEMPORARY DESIGNED STAIRS with GLASS BALUSTRADES lead to the FOUR BEDROOMS - all with BUILT-IN WARDROBES. The main bedroom includes an EN SUITE SHOWER ROOM, with a further family bathroom incorporating a shower - both PRESENTED as NEW.

SETTING THE SCENE

Fronting the development with an eye catching brick and

flint design, the property is built with a cottage style appearance whilst overlooking green space. The gardens sit to the side, with the double width and double length driveway sitting beyond, providing off road parking for 4 vehicles - leading to the double garage. External CCTV is installed with the property, whilst the frontage has been neatly planted for ease of maintenance.

THE GRAND TOUR

Walking through the front door, tiled flooring with under floor heating can be found under foot, along with the stairs leading up, and a useful built-in double storage cupboard. The sitting room leads off, with recessed spotlights, under floor heating with fitted carpet, windows to front and side and French doors which open on to the patio - merging the inside and outdoor living spaces. Opposite sits the useful study, with the property enjoying a direct fibre connection for super-fast internet. Dual aspect windows once again flood the room with natural light, with recessed spotlights above. The kitchen/dining room is the hub of the home, with the striking high gloss kitchen topped with curved edge composite work surfaces creating a focal point. LED plinth level spot lights run around the units, lighting up the tiled flooring and under floor heating. There is ample space for a large dining table, with a useful built-in under stairs storage cupboard. The cooking appliances include twin Bosch electric ovens and a Bosch electric induction hob. The kitchen units offer a mixture of cupboards and drawers, with an attractive curved design in the corners, along with an integrated breakfast bar and dishwasher. The utility room leads off, with further storage and space for laundry appliances. Matching up-stands run around the work surface, along with tiled



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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flooring and a cupboard housing the wall mounted gas fired central heating boiler. The W.C is concealed, with a white two piece suite. Upstairs, the dark wood stairs include glass balustrades and stainless steel detailing. A built-in double airing cupboard is opposite, with doors to the four bedrooms - all with fitted carpet and built-in wardrobes. The main bedroom enjoys a dual aspect, with a door to the luxury en suite shower room, with porcelain tiled splash backs, vanity storage under the sink unit, and a walk-in double shower with a rainfall shower. The family bathroom is completed in a similar style, with a heated towel rail in both, and a shower over the bath.

THE GREAT OUTDOORS

Having been fully landscaped to maximise the space, the garden is fully walled, and laid to artificial lawn. A patio runs across the width of the property, with outside lighting and power installed. Steps lead to a useful storage area, with gated access to the garage, and a side door into the double garage, complete with twin up and over doors to front, storage above, power and lighting.

OUT AND 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.

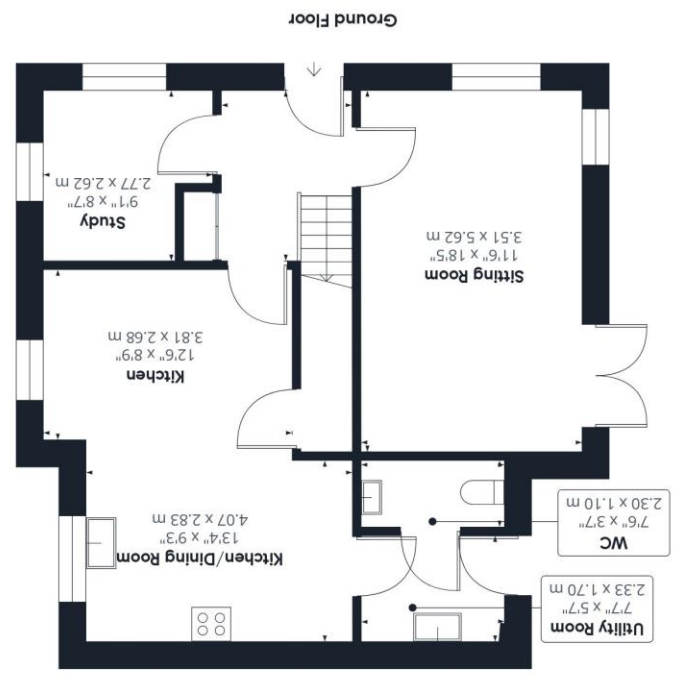
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VIRTUAL TOUR

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



GIRAFFE360

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

(1) Excluding balconies and terraces

Approximate total area¹⁰

1441.68 ft²
133.94 m²

