

HADLEY TAYLOR

11 BARN MEADOW, TROWSE NR14 8UB

**EXCELLENTLY PRESENTED SEMI-DETACHED HOUSE LOCATED IN DESIRABLE TROWSE WITH ENTRANCE HALL, SITTING ROOM, SUPERB KITCHEN/DINER, GROUND FLOOR CLOAKROOM, 2/3 BEDROOMS, BATHROOM, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, WEST FACING REAR GARDEN AND GARAGE
ENERGY RATING D**



Sitting Room



Kitchen/Diner



Bedroom 1



Bathroom



Rear Garden



Rear Elevation



GUIDE PRICE £310,000



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ
Tel: 01603 250248 www.hadleytaylor.com**

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Location

The property is located in the desirable village of Trowse just one and a half miles from the centre of Norwich. The village has a primary school, church, convenience store, two pubs, a restaurant and a village green. Comprehensive shopping facilities, cinemas, theatres, pubs and restaurants can be found in nearby Norwich. Sporting facilities are right on the door step with rowing, sailing, canoeing, walking, cycling, dry slop skiing and open water swimming all available in nearby Whitlingham. The University of East Anglia and the Norfolk and Norwich hospital are also close by.

Accommodation

The ground floor accommodation comprises entrance hall, sitting room, superb kitchen/diner with French doors to the rear garden, playroom/bedroom 3 and cloakroom. On the first floor there are two bedrooms and a bathroom. The property is excellently presented throughout and benefits from gas fired central heating and double glazing.

Outside

There is a small front garden laid to lawn and shrub beds. The west facing rear garden is enclosed and laid mainly to lawn with a patio, pergola, shrubs beds and an outside tap. The brick-built garage has power and light and an up and over door.

Directions

Leave Norwich city centre on King Street, at the traffic light T-junction turn left onto Bracondale, at the next roundabout take the first exit staying on Bracondale, continue onto The Street into Trowse village, turn right into Barn Meadow and the property can be found on the right hand side of the road.

Local Authority

South Norfolk Council

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 212893

Selling your home

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