

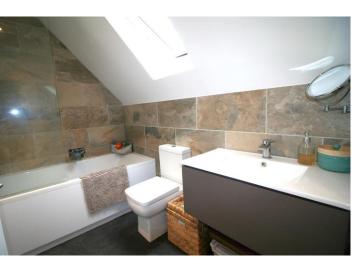
Sitting Room



Kitchen/Diner



Bedroom 1



Bathroom



Rear Garden

Rear Elevation

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**



GUIDE PRICE £310,000



Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.

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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.

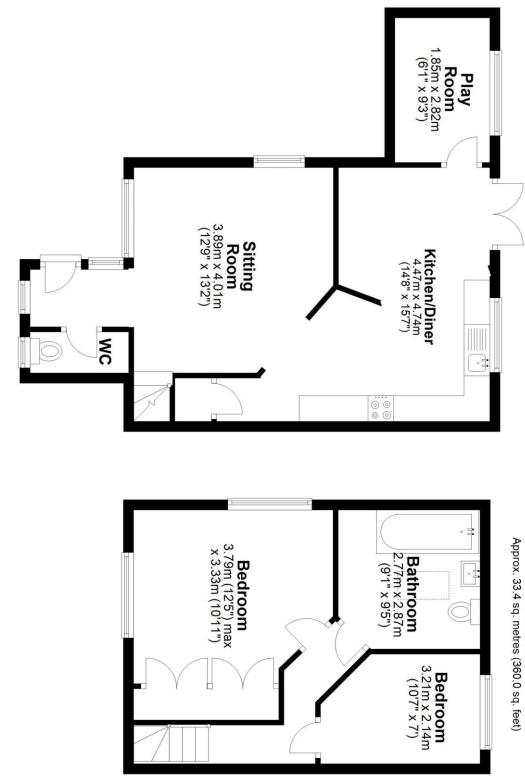
Viewing

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

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Total area: approx. 77.3 sq. metres (831.8 sq. feet)



First Floor prox. 33.4 sq. metres (360.0 sq. feet)