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THE STORY OF
1 Highland Crescent
Trowse, Norfolk

SOWERBYS



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1 Highland Crescent

Trowse, Norfolk
NR14 8GA

Popular Location

Modern Hopkins Home

Sitting Room with Fireplace

Modern Kitchen/Breakfast Room

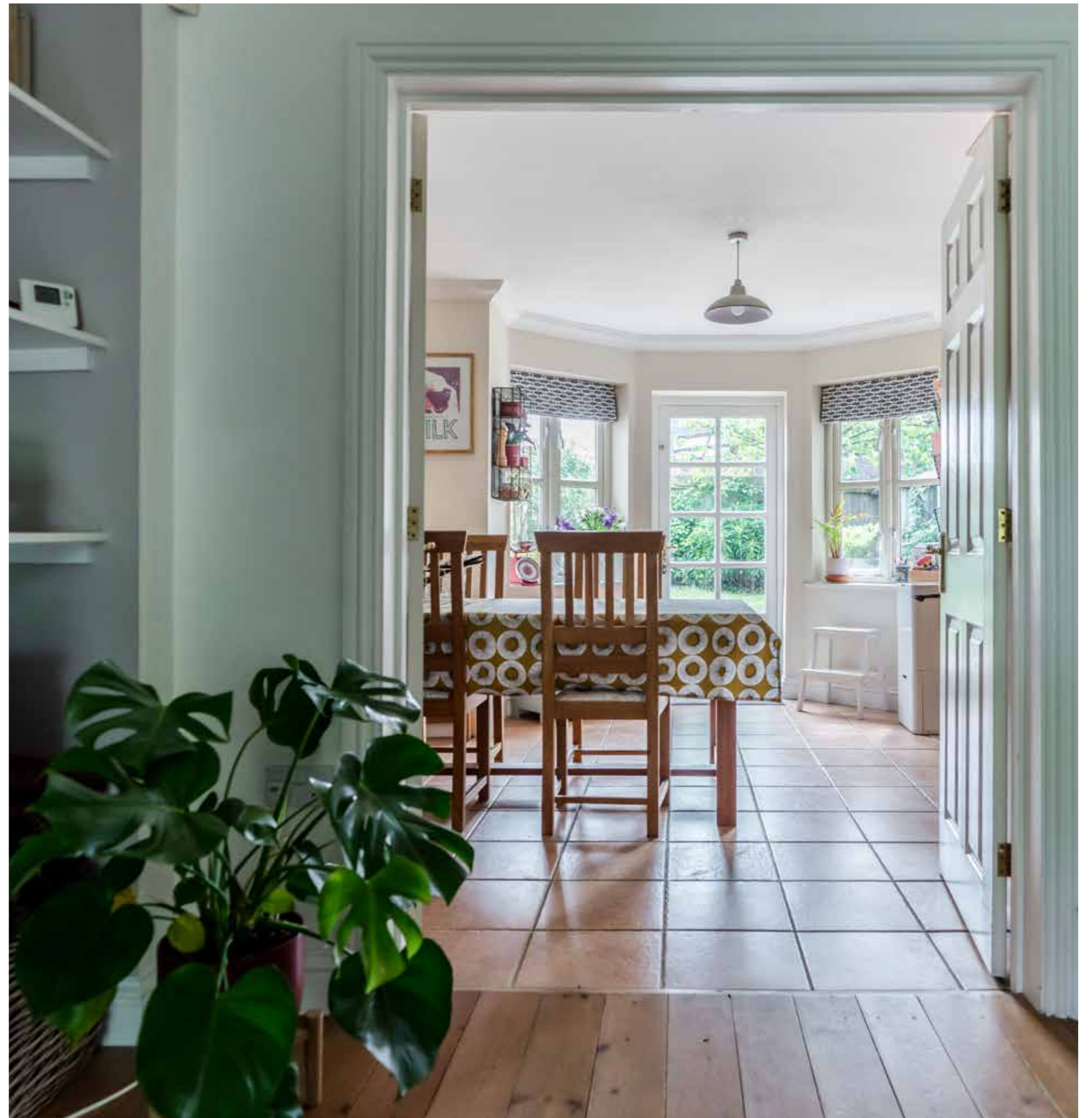
Three Bedrooms

Family Bathroom and En-Suite

South-Facing Garden

Private Parking

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This fine well-proportioned three bedroom home was built by Hopkins Homes to a high standard. Nicely positioned, the house sits on a slightly elevated plot giving it a lovely green and leafy outlook.

The accommodation flows well with a good-sized sitting room. There's a lovely period feel with a central fireplace, oak flooring and flooded with natural light. The well-fitted kitchen/breakfast room to the rear is a wonderful place to enjoy cooking and entertaining with the space for a table or even a sofa. A lovely feature of this room is the bay window which incorporates a door leading to the south-facing garden. In addition there is a cloakroom.

“The kitchen is light and airy - as a family it's the place we spend most time together.”

The first floor serves three bedrooms, the principal benefiting from an en-suite. In addition there is a separate modern family bathroom.

To the front, steps lead up to the front door passing a low maintenance gravelled garden. To the rear, the south-facing garden includes a terrace, lawn, storage shed and gated access to the allocated private parking to the rear.



Comfortable, airy and
homely.





First Floor
Approximate Floor Area
459 sq. ft
(42.60 sq. m)



Ground Floor
Approximate Floor Area
487 sq. ft
(45.24 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Trowse

A CHARMING, HISTORIC VILLAGE WITH A THRIVING COMMUNITY

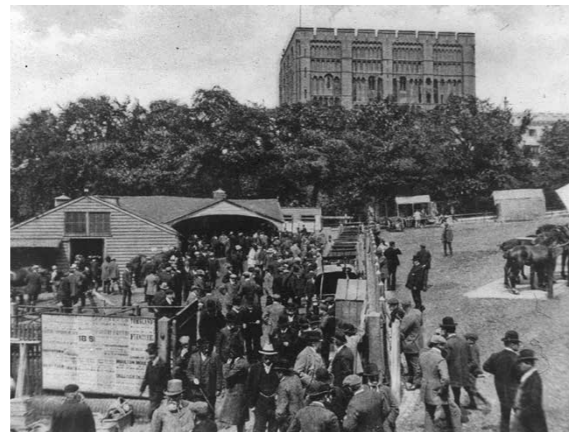
Just south of Norwich, the pretty village of Trowse is steeped in history. One of a small family of model villages, it was created by the Colman family during the 1800s, for workers at the world famous Colman's mustard factory.

Today, it's a small village with a thriving community which benefits from a sports hall, astroturf football pitch, dry ski slope, woodland walks, riverside picnic areas, and a common right in the centre. There are two pubs, the White Horse Inn and the Crown Point Tavern, and a vegetarian café, as well as a primary school which is rated 'outstanding' by Ofsted. Adjacent Whitlingham Country Park has two broads, one a conservation lake, the other for water based leisure activities, and is a lovely setting for walking, cycling or relaxing, whilst having easy access into the city.

The perfectly preserved medieval streets of Norwich are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



“It's a peaceful area, with lots of greenery and a good community.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0340-2307-9360-2994-2871

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///trees.bells.shed

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SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1989 —

 East Anglian
Air Ambulance

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