



Mustard Way, Trowse - NR14 8UE



Mustard Way

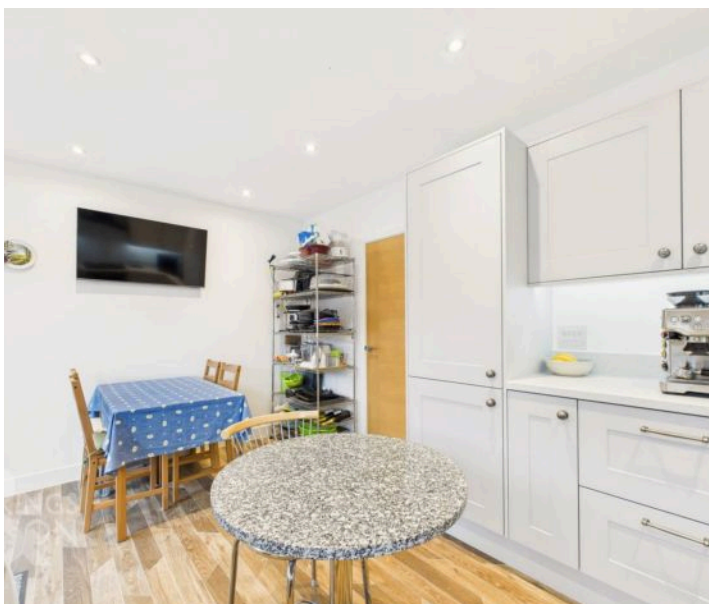
Trowse, Norwich

Stepping inside, the welcoming hallway entrance offers space to store outdoor wear with stairs rising to the first floor, and the door to the left opening a 15' bay window fronted sitting room. Offering a cosy feel, this versatile room allows for a range of soft furnishing layouts with fitted carpeted flooring and underfloor heating. At the end of the room, the door opens to the inner hallway boasting generous integrated under stairs storage and a conveniently located two piece W.C. Moving to the back of the home, the open kitchen and dining room can be found. The kitchen itself offers a range of wall and base storage cupboards in a U-shaped configuration with high specification integral appliances including a Bosch double oven, four burner gas hob and extractor with a slim line dishwasher and fridge freezer. The room includes plenty of space for formal dining and further storage with uPVC double glazed French doors opening to the garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Mid-Terrace House
- Renowned Norfolk Homes Build with 7 Years Remaining NHBC Warranty
- 15' Bay Window Fronted Sitting Room
- High Specification Kitchen with Integrated Appliances
- Two Double Bedrooms & Two Ensuite's
- Driveway Parking to Front for Two Vehicles
- Landscaped Private & Enclosed Garden with a Summerhouse
- Ever Sought After Trowse Location

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.

SETTING THE SCENE

The property can be found set back from the road, with views overlooking the communal green space. The property offers a brick weave side by side driveway leading to the main entrance under an open porch.



THE GRAND TOUR

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Ascending the stairs to the carpeted first floor landing, loft access can be found above with generous integrated storage from double doors on the right hand side. To the front of the home, the spacious main bedroom also enjoys a bay window frontage and secondary window ensuring the space is flooded with natural light. Sliding integral wardrobes can be found and further space for storage furniture. To the corner of the room, the three piece ensuite shower room can be found featuring an inset shower cubicle with a glass splashback, vanity storage below the sink and a wall mounted heated towel rail. At the other end of the hall, the second double bedroom enjoys the same benefits with fitted carpets and integrated wardrobes, boasting a further three piece suite, this time including a bath with a shower over and a glass splashback, further vanity storage below the sink and a wall mounted heated towel rail.

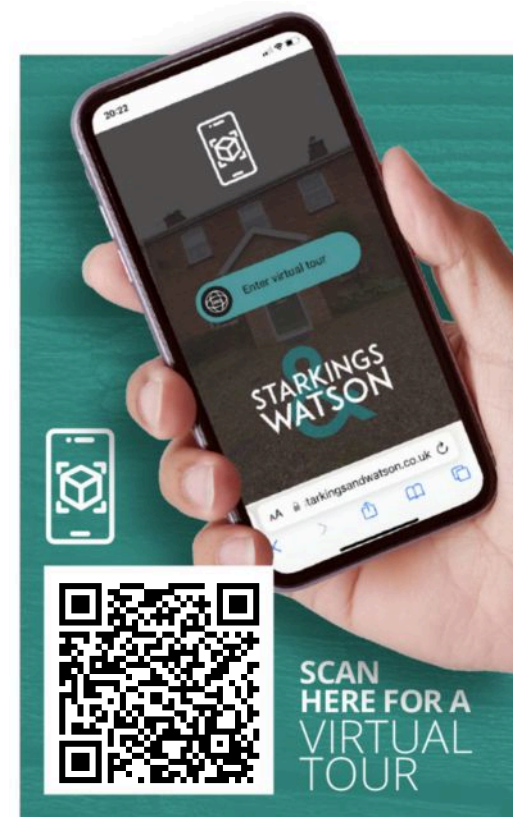
FIND US

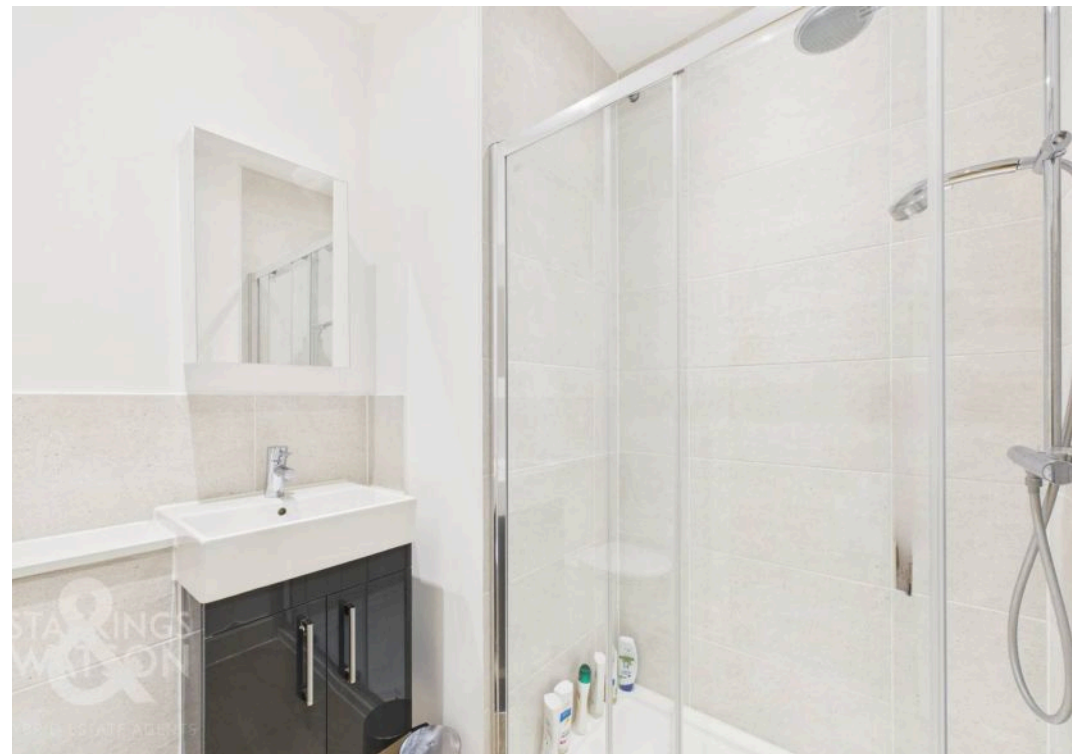
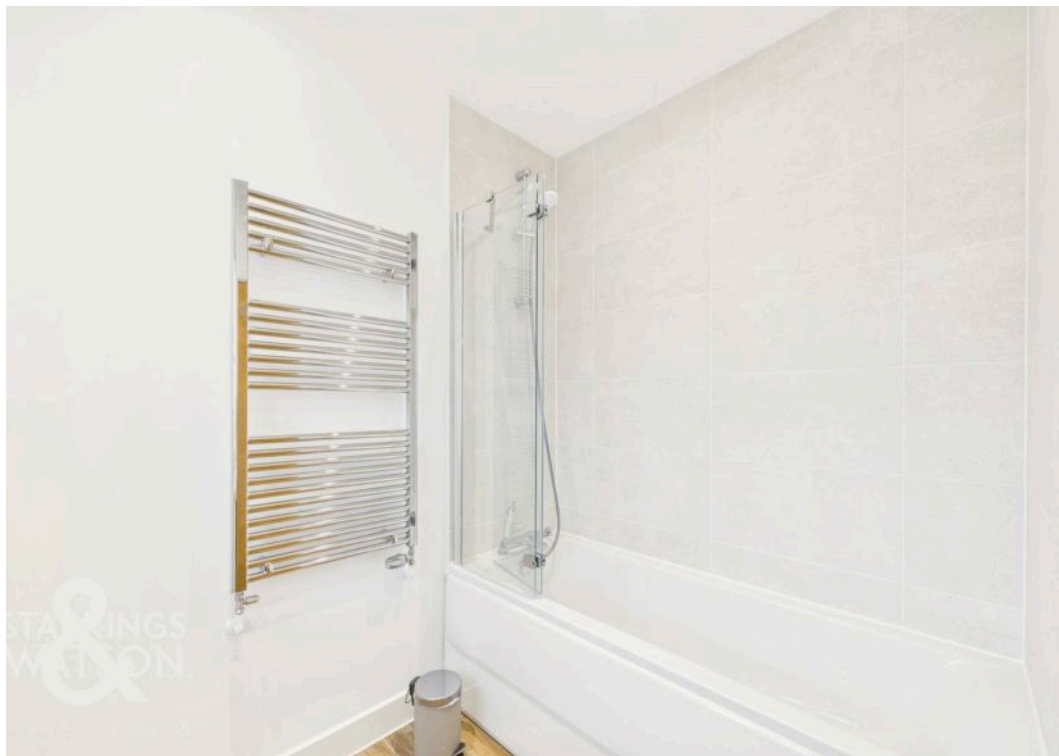
Postcode : NR14 8UE

What3Words : ///unique.reduce.oasis

VIRTUAL TOUR

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







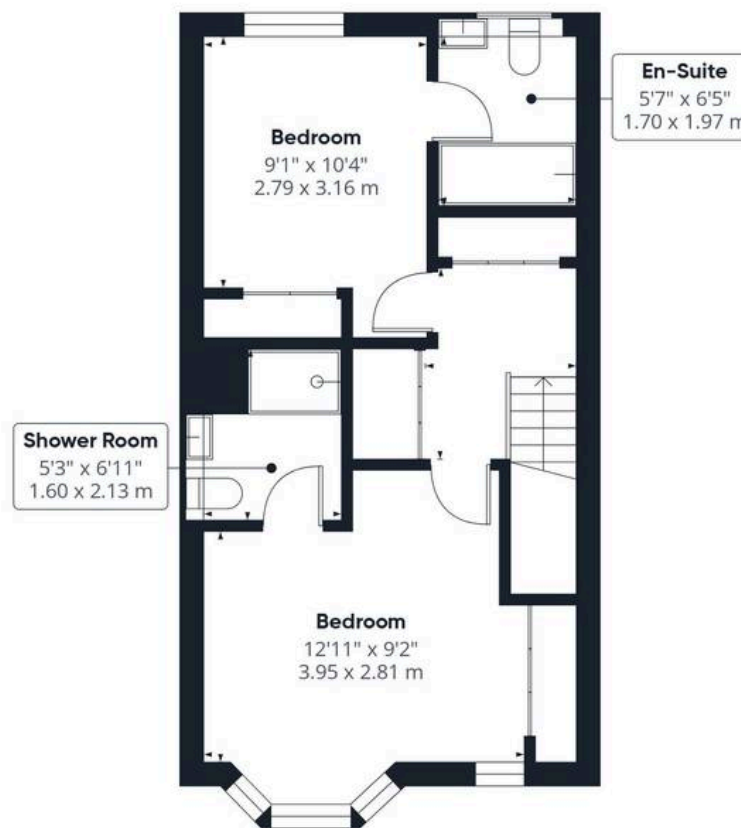
THE GREAT OUTDOORS

Stepping outside, the rear garden is fully enclosed with timber panel fencing with a private and non overlooked outlook. The garden itself has been lovingly landscaped and maintained by the current vendors boasting a low maintenance, initially offering a substantial flagstone patio with space for outdoor furniture to enjoy the summer months. Continuing to a shingle garden, offering an array of colourful plantings and shrubs with a summer house at the end of the garden offering double glazing, insulation, electrics and French doors to sit and enjoy views of the garden, with storage to the rear. A walkway at the end of the garden allows access to the front.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

834 ft²

77.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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