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THE STORY OF

# 8 Newton Close

*Trowse, Norfolk*

SOWERBYS

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# 8 Newton Close

Trowse, Norwich  
NR14 8TX

Well-Proportioned Detached Home

Sitting Room with Wood-Burner

Excellent Kitchen/Dining Room

Utility Room, Pantry, and Cloakroom

Four Well-Appointed Bedrooms

Modern Family Bath and Shower Room

Garage and Off Road Parking

Woodland Feel Garden

Nearby Primary School with  
Outstanding Ofsted Rating

Close to Whitlingham Country Park

**SOWERBYS NORWICH OFFICE**  
01603 761441  
norwich@sowerbys.com



“The location is fantastic, with a village feel whilst still being close to the city centre.”

This fine home is located in a wonderful village location with easy access to Whitlingham Country Park and the Cathedral City of Norwich.

The accommodation flows well and provides an excellent kitchen/dining room with a wide range of units, plus plenty of space for a table and sofa. It's a lovely space to socialise with family and guests, whilst taking in the views of the rear garden and woodland beyond.

There's also an adjoining pantry and separate utility room.

Relax by the wood-burning stove in the sitting room, creating a cosy ambience when lit, whilst windows to both the front and rear offer delightful views.

The first floor serves four well-appointed bedrooms, and a modern family bath and shower room.





The key selling point of this home is the wonderful garden and location. The garden is a great place to explore with a variety of mature trees, a leafy backdrop, terrace and lawn. To the front there is a small garden, alongside off road parking and access to the garage.

The location has so much to offer – with a great village feel whilst benefiting from having Whitlingham Country Park within just a five-to-ten-minute walk away, where you will find broads, rivers and woods to explore. Not to mention easy access into the Cathedral City of Norwich.

“Our family has been able to enjoy and relax within the natural environment surrounding the property and village.”



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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ALL THE REASONS

# Trowse

IS THE PLACE TO CALL HOME



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, astro turf 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. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

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



The garden at 8 Newton Close

“Look out of the rear windows and watch the changing seasons of the woods and wildlife..”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 8902-3744-1529-4507-8363

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: ///flows.stop.booth

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# SOWERBYS



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