



THE STORY OF  
**2 Old Hall Close**

*Trowse, Norfolk*

**SOWERBYS**

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THE STORY OF

# 2 Old Hall Close

Trowse, Norfolk  
NR14 8TB

Well Proportioned Home

Sought After Location

Village Life Close to the City

Versatile Accommodation

Sitting Room with Wood-Burner

Well-Fitted Kitchen/Breakfast Room

Dining Room and Study

En-Suite to Principal Bedroom

Three Further Bedrooms

Well-Landscaped Gardens and Double Garage

SOWERBYS NORWICH OFFICE

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)



“Flooded with plenty of natural light, this home has a wonderful atmosphere...”

This fine well-proportioned home is set within an idyllic setting, neatly tucked in the corner of this established close. Flooded with plenty of natural light, this home has a wonderful atmosphere and huge potential to remodel internally if required.

The sitting room benefits from a wood-burning stove and double doors leading

to the terrace and garden beyond. A well fitted kitchen is on offer where you will find plenty of units and space to cook, not to mention the great views to the front.

Formal dining is also on offer, as well as a well-appointed study and separate cloakroom.



The first floor is home to four well-proportioned bedrooms. The principal bedroom has a well fitted modern en-suite and deep cupboards. In addition, there is a well fitted modern family bathroom.





Tucked in the corner to the front, there is a gravelled driveway with parking and access to the integral double garage, with mature boundary hedging giving plenty of privacy.

To the rear, the beautiful well-landscaped garden is a picture, with a well-appointed terrace, lawn and a wide variety of planting.

A raised terrace is a perfect place to admire the garden with the fine woodland backdrop, making this a real feel of living in the country whilst having Norwich on your doorstep.



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, 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. 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 Sowerbys



“The beautiful well-landscaped garden is a picture, with a well-appointed terrace, lawn and a wide variety of planting.”

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## SERVICES CONNECTED

Water, electricity, gas and drainage.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref: 0268-4032-7251-5433-8950

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: ///handle.skills.veal

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# SOWERBYS



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