



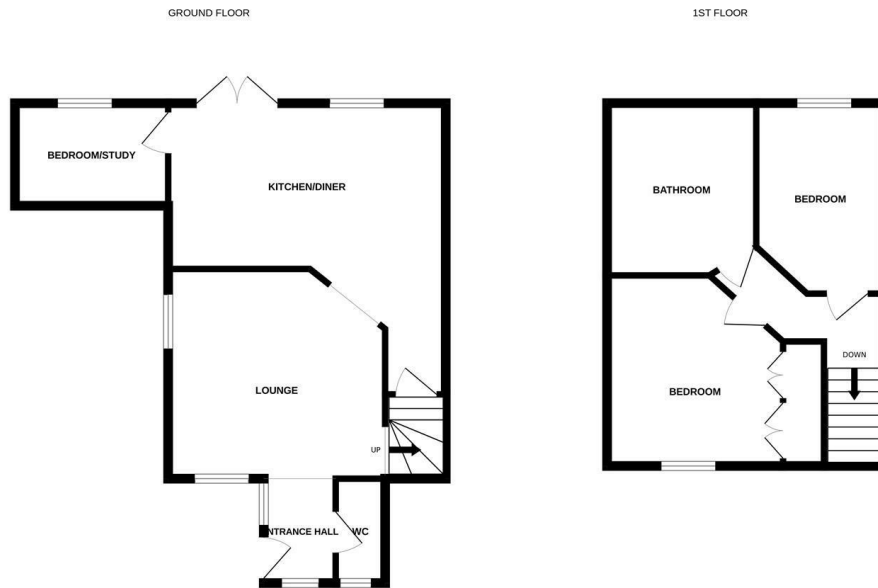
11 Barn Meadow | Trowse | Norwich | NR14 8UB

Guide Price £300,000

****GUIDE PRICE £300,000 - £310,000 HIGHLY REQUESTED VILLAGE LOCATION****

Gilson Bailey are delighted to offer this WELL PRESENTED, 2/3 BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after village of Trowse. Accommodation comprising entrance hall, lounge, kitchen/diner, bedroom/study and WC to the ground floor. On the first floor there are two bedrooms and a bathroom off landing. Outside there is a lawned front garden and to the rear there is an enclosed lawned garden with patio seating area and a SINGLE GARAGE providing off road parking. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would suit a wide array of buyers so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Location

The sought after area of Trowse lies two miles south of the City centre of Norwich, and offers a wonderful variety of amenities including Whitlingham Country Park, dry ski slope, two public houses, café, village shop and excellent primary school, with easy access out onto the Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Door to WC and opening to:

Lounge 13'1" x 12'9"

Double glazed window, stairs to first floor, radiator, opening to:

Kitchen/Diner 14'0" x 16'1"

UPVC window, UPVC patio doors, wall and base units, fitted oven and hob with extractor, integral dishwasher, space for fridge/freezer, breakfast bar, door to:

Bedroom Three/Study 9'5" x 6'0"

UPVC window, radiator.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 10'10" x 10'2"

UPVC windows front and side, radiator, built in wardrobe.

Bedroom Two 10'5" x 6'9"

UPVC window, radiator.

Bathroom

Bath with shower over, floating sink, low level WC, radiator, Velux Window.

Outside Front

Small front garden, driveway with parking leading to garage.

Outside Rear

Patio to lawned garden, shrubs and plants, enclosed by fencing, personnel door to garage housing washing machine and tumble dryer.

Local Authority

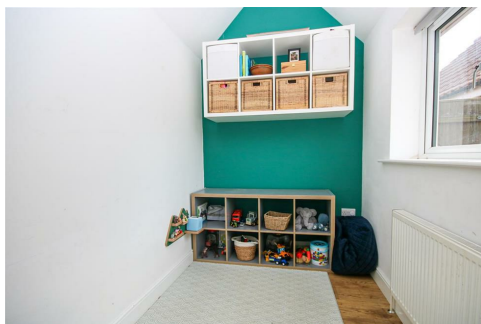
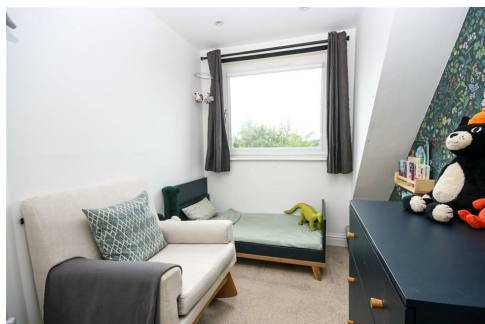
South Norfolk District Council, Tax Band C.

Tenure


Freehold

Utilities

full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

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Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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