



4 Holmemead Whitlingham Lane | Trowse | Norwich

Offers In Excess Of £325,000

Gilson Bailey are delighted to present this charming and beautifully extended three-bedroom mid-terrace cottage, tucked away in a peaceful and secluded setting with stunning field views between the sought-after villages of Kirby Bedon and Trowse. Brimming with character yet finished to an excellent standard throughout, the property offers an entrance hall, cosy lounge, separate dining room with a wood burner, a modern fitted kitchen, stylish bathroom and handy utility room to the ground floor, with three well-proportioned bedrooms upstairs. Outside, a private driveway provides off-road parking, while the extensive rear garden – thoughtfully divided into two areas – features a summerhouse and a large detached garage providing multiple uses. With double glazing, oil heating and a truly idyllic location, this delightful cottage is the perfect blend of rural charm and modern comfort, appealing to a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown to scale and no guarantee is given as to their condition or efficiency. Made with Metaplan (2022).

Location

Homlemead lies two miles south of the City centre of Norwich, and is close to 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 lounge and stairs to first floor.

Lounge 14'3" x 10'11"

Double glazed window, radiator, fireplace.

Dining Room 14'3" x 9'6"

Radiator, wood burner, two cupboards.

Kitchen 16'2" x 11'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, radiator, patio doors.

Bathroom 7'4" x 6'3"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail.

Utility Room 6'3" x 5'6"

Low level WC, sink and drainer, space for washing machine and tumble dryer, frosted double glazed window.

First Floor Landing

Doors to three bedrooms.

Bedroom One 14'2" x 10'11"

Double glazed window, radiator, cast iron fireplace, built in wardrobes.

Bedroom Two 9'6" x 9'0"

Double glazed window, radiator, cast iron fireplace.

Bedroom Three 8'3" x 6'5"

Double glazed window, radiator.

Outside Front

Field views and a driveway providing off road parking.

Outside Rear

Paved and lawned gardens with mature plants and shrubs, large summerhouse, double garage providing multiple uses, enclosed by timber fencing with rear gate access.

Local Authority

South Norfolk District Council, Tax Band B.

Tenure


Freehold

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	82
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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