



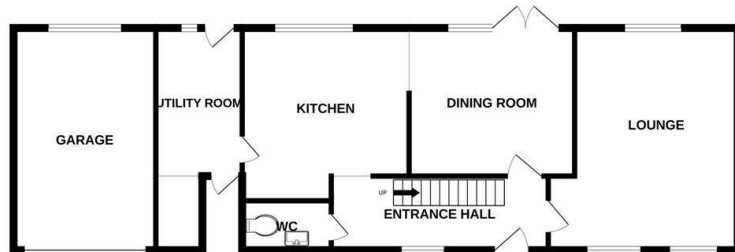
7 Newton Close | Trowse | Norwich | NR14 8TX

Offers In Excess Of £540,000

****DETACHED FAMILY HOME IN A QUIET CUL-DE-SAC BACKING ONTO WOODLAND**** Gilson Bailey are delighted to offer this THREE BEDROOM, DETACHED HOUSE situated in a peaceful setting in the highly requested area of Trowse. Accommodation comprising entrance hall, lounge, dining room, kitchen, utility room and WC to the ground floor. On the first floor there are THREE DOUBLE BEDROOMS and a bathroom off landing. Outside there is a FRONT DRIVEWAY providing off road parking leading to a SINGLE GARAGE and a LARGE, MATURE RAISED GARDEN BACKING ONTO WOODLAND. The house benefits from double glazing, gas heating and is in great condition throughout. The property makes an excellent family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



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

Doors to lounge, dining room, kitchen, WC and stairs to first floor.

Lounge 16'11" x 13'8"

Three double glazed windows, radiator.

Dining Room 12'2" x 10'7"

Patio doors, radiator.

Kitchen 12'9" x 9'10"

Fitted wall and base units with worktops over, sink and drainer, gas hob with extractor over, fitted oven, integrated fridge/freezer and dishwasher, double glazed window.

Utility Room 13'0" x 6'11"

Sink and drainer, space for washing machine and tumble dryer, front and rear doors, radiator.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 16'11" x 13'8"

Three double glazed windows, radiator, built in wardrobe.

Bedroom Two 12'2" x 10'6"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 10'6" x 9'11"

Double glazed window, radiator, built in wardrobe.

Bathroom 8'11" x 6'1"

Rolltop bath, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Lawned garden, driveway providing off road parking and a single garage.

Outside Rear

Large, raised lawned garden with mature plants and shrubs, backing onto woodland, enclosed by fencing.


Local Authority

South Norfolk District Council, Tax Band C.

Tenure

Freehold


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		
(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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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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