



The Street, Trowse
Norwich, Norfolk NR14 8ST
Guide Price £525,000

claxtonbird
residential

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Built in 1889, Manor House showcases stunning Victorian Gothic Revival architecture with preserved period features, including cast iron fireplaces, wrought iron railings, flintwork walls, and quarry-tiled floors. A grand solid wood Victorian door with a pull-doorbell welcomes you inside. The hallway features original quarry tiles and a wooden staircase. The sitting room boasts an open fireplace, high ceilings, cornicing, a ceiling rose, and dual-aspect windows. The bright and spacious dining room includes similar period details, plus an open fireplace. The fitted kitchen features a large central island with solid oak work surfaces, ample storage, and a separate pantry. A generous utility room offers bespoke cupboards for a stacked washer and dryer. The ground-floor bathroom includes a roll-top bath and a large shower cubicle. Upstairs, all three bedrooms feature Victorian cast iron fireplaces. The bathroom includes an overhead and handheld dual shower over the bath. Recent updates include a freshly decorated kitchen, new external side and rear doors, an upgraded wood burner flue, a roof overhaul, chimney repointing, anti-bird caps, and refurbished window woodwork. The property also offers off-street parking.

Entrance Hall

Feature oak entrance door, stairs to first floor, under stairs storage cupboard, feature tiled flooring and doors to sitting room and dining room.

Sitting Room 12'5 x 10'5 (3.78m x 3.18m)

Double glazed feature timber window to front aspect, further window to rear aspect, cast iron fireplace with wood surround, ceiling rose, cornice, high ceilings and radiator.

Dining Room 15'8 max x 12'9 max (4.78m max x 3.89m max)

Large feature double glazed window to front aspect, further window to side aspect, cast iron fireplace with wood surround, original storage cupboard with feature glazed door, high ceilings, ceiling rose, cornice, quarry tiled floor and radiator.

Kitchen 12'8 x 9'3 (3.86m x 2.82m)

Fitted kitchen comprising wall and base units with solid oak wood work surface over, one and a half bowl Franke sink drainer with mixer tap, built in stainless steel dual fuel Range cooker with extractor hood over, built in AEG dishwasher, fireplace with inset wood burner, tiled splash backs, feature tiled flooring, windows to side aspect and door leading out to the rear garden.

Pantry

Shelving offering storage, space for American style fridge freezer, feature tiled flooring and window to rear aspect.

Rear Hall

Door leading out to the garden, feature tiled flooring and doors to utility room and bathroom.

Utility Room 10'0 x 5'11 (3.05m x 1.80m)

Window to rear aspect, recently fitted bespoke utility cupboards for vertical stacked washer and dryer, wall mounted central heating boiler with pressurised cylinder below, storage cupboard, shelving and loft hatch with pull down ladder and flooring for storage.

Bathroom

Suite comprising cast iron roll top bath with mixer tap, separate corner shower cubicle, feature high level WC, pedestal wash hand basin, part tiled and part panelled walls, tiled floor, Victorian style radiator and windows to side and rear aspect.

Landing

Window to front aspect, storage cupboard, radiator and doors to all bedrooms.

Bedroom 15'7 max x 10'10 (4.75m max x 3.30m)

Double glazed timber window to front aspect, cast iron fireplace, fitted wardrobes, storage cupboard, wall lights and radiator.

Bedroom 12'7 x 10'4 (3.84m x 3.15m)

Windows to front and rear aspect, cast iron fireplace, loft access and radiator.

Bedroom 12'7 max x 9'2 (3.84m max x 2.79m)

Windows to side and rear aspect, cast iron fireplace, storage cupboard, loft access and radiator.

Bathroom

Modern fitted suite comprising panel bath with shower screen and shower over, low level WC, wash hand basin, part tiled walls, wood effect flooring, towel rail radiator and window to rear aspect.

Front Garden

Lawned garden enclosed by original wrought iron railings offering views over the village green with a variety of flower and shrub borders and gated pathway access leading to the entrance door.

Rear Garden

Backing on to the bowling green, this brick weave courtyard garden is enclosed by fencing and offers ample space for outside table and chairs with gated access leading to the driveway.

Driveway

Driveway parking accessed down the side of the property.

Location

The picturesque village of Trowse is conveniently situated within walking distance to the City Centre of Norwich and offers a range of local amenities including an award-winning restaurant, pubs, shop and an Ofsted top rated school. Nearby, is the renowned Whittingham Lake and Country Park which provides scenic country walks and fantastic outdoor facilities.

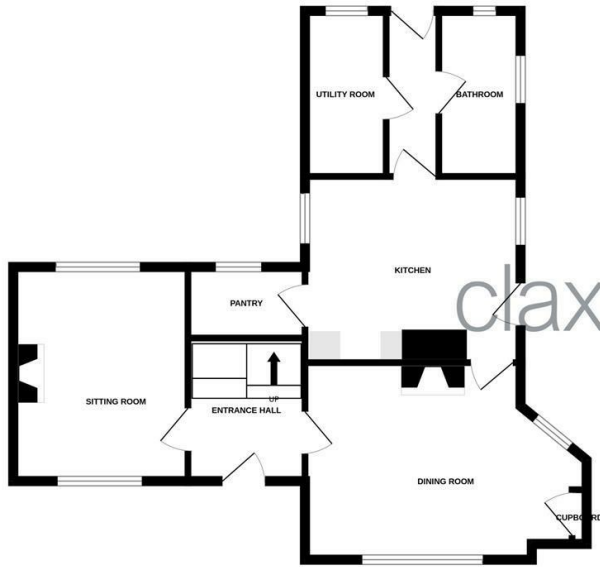
Agents Note

Council Tax Band D
EPC Rating E

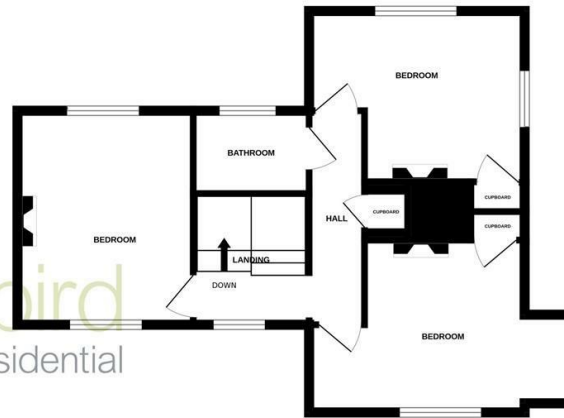
The kitchen has been freshly decorated and the current vendors have replaced both external doors that lead to the side and rear. The flue to the wood burner has been upgraded to modern standard. The roof has been overhauled and chimney repointed and anti-bird caps installed. Some external windows have had woodwork refurbished.



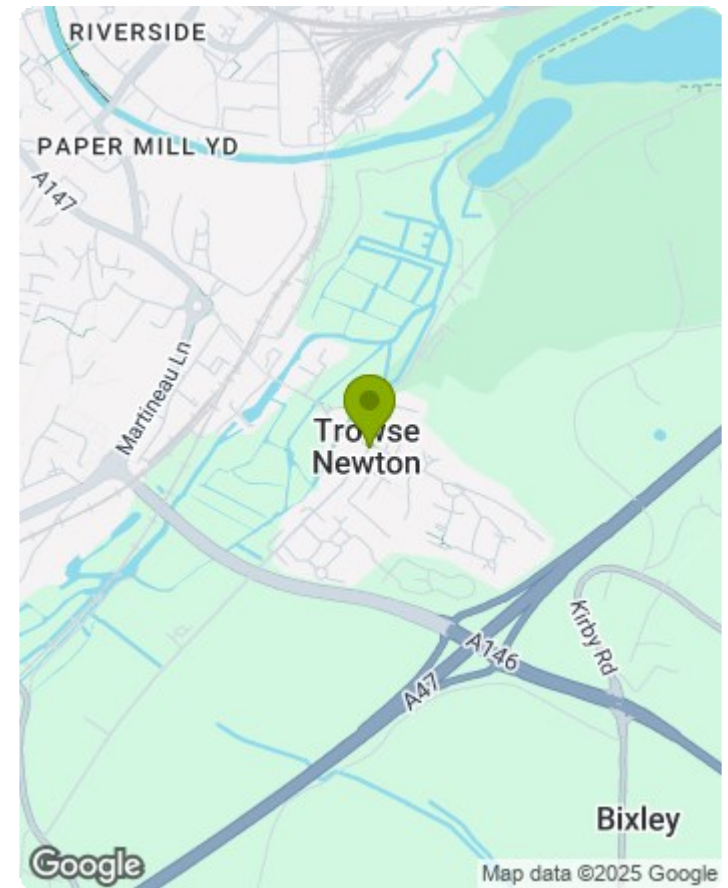
GROUND FLOOR



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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Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 50 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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