

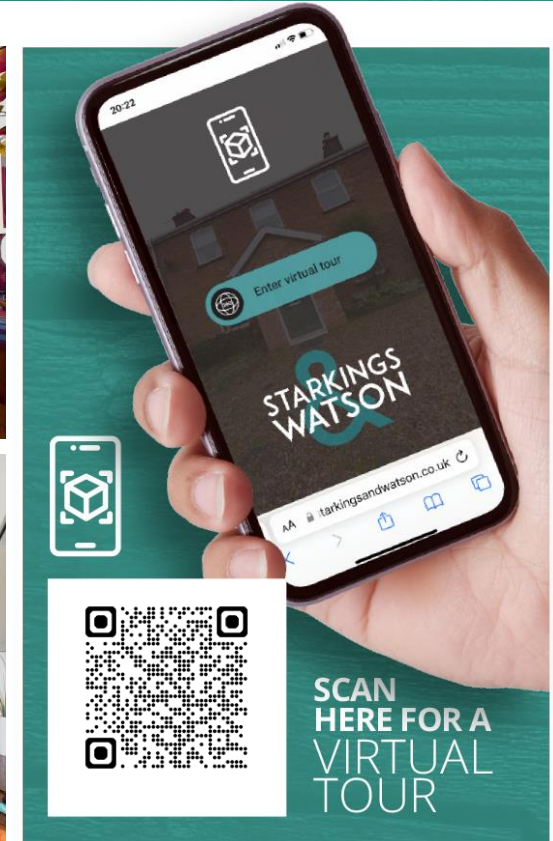
MUSTARD WAY

# Trowse, Norwich NR14 8UE

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01508 356456

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# STARKINGS & WATSON

- Stunning Detached House
- Immaculate Presentation & Ready to Move-in
- Dual Aspect 16' Sitting Room
- Open Plan 22' Kitchen/Dining Room
- Utility/Cloakroom
- Three Bedrooms
- Family Bathroom & En-Suite
- Off Road Parking & Garage

#### IN SUMMARY

Built by Norfolk Homes in 2021 with a remaining 8 YEARS NHBC GUARANTEE, this high specification build includes UNDERFLOOR HEATING on the ground floor. The immaculately presented living accommodation features QUALITY FIXTURES and FITTINGS across the 1034 Sq. ft (stms) of accommodation. Featuring a DUAL ASPECT sitting room, 22' KITCHEN/DINING ROOM with INTEGRATED APPLIANCES, and cloakroom/utility room - all ideal for family living. The first floor opens up to THREE BEDROOMS, expertly finished FAMILY BATHROOM and EN-SUITE shower room. Externally, the property benefits from a PRIVATE and ENCLOSED rear garden, with newly fitted ELECTRIC AWNINGS, plus ample OFF ROAD PARKING and a single GARAGE.

#### SETTING THE SCENE

Occupying a corner plot, the property sits proudly behind newly fitted iron railings which have been extended from the front along the full length of the left hand side of the plot with well maintained hedges separating the fence from the property while the brick weave driveway sits to the right of the property in front of the garage.

#### THE GRAND TOUR

As you enter you are first struck by the striking finish throughout the property while the central lobby gives you a choice of directions through the property with the stairs for the first floor sitting directly in front of you and the cloakroom/utility room sitting to your left, with wood effect flooring and underfloor heating which runs throughout the downstairs accommodation, this space also has additional storage, sink, combination boiler, and plumbing for a washing machine. Turning to your right you will find the spacious kitchen/dining room with uPVC sash style windows to the front of the property and uPVC French doors to the rear flooding the space with light flowing from front to back seamlessly passing the multitude of wall and base mounted storage set around an L-shape work surface including integrated appliances such as a dishwasher, fridge/freezer, five ring gas burner hob with extraction above and dual electric ovens. The formal dining space is located at the rear of the property just beyond the additional built in storage leading underneath the stairs. flowing effortlessly to your left you will find the sitting room, again offering wood effect flooring and a dual aspect, this room benefits from a bay window to the side and a generous floor space ideal for your own choice of layout for soft furnishings. The first floor landing gives access to all three bedrooms, additional storage cupboard and the three piece family bathroom which features a wall mounted shower head over the bath, heated towel rail and vanity storage. The larger of the bedrooms is located to your right, a dual aspect room with carpeted flooring and radiator which also boasts built in wardrobes and a three piece en-suite shower room with elegant decorative tiling and wall mounted heated towel rail. The second double bedroom also occupies a front facing aspect, this room also



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benefits from built in wardrobes and carpeted flooring while the smaller of the double bedrooms overlooks the rear garden with built in wardrobes, carpeted flooring and two uPVC double glazed windows making the most of the properties positioning to allow this room to bask in natural light.

#### THE GREAT OUTDOORS

Externally, privacy has been well thought of in the south facing garden which is surrounded by red brick walls opening to present the patio seating area which can be accessed from either the dining room space or the sitting room's French doors, both of which can be left open in the warmer months making this space an extension of your living area with newly fitted and retractable electric awnings above. The rest of the garden is laid to lawn with ample space for planting borders and a personal access door into the garage space.

#### OUT & ABOUT

The popular village of Trowse is conveniently located on the South East edge of Norwich City Centre. In close proximity is a range of amenities including the Ofsted rated Outstanding Trowse Primary School, tea room, shop and local pubs. Trowse is located close to Whitlingham Lake and Country Park providing excellent outdoor facilities for the family right on your door step. Access to Norwich City Centre is within walking distance and Trowse also has excellent transport links to the A47 and A11.

#### FIND US

Postcode : NR14 8UE

What3Words : ///wide.deeply.elder

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Price:



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**GIRAFFE360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

**Approximate total area<sup>m</sup>**

1034.3 ft<sup>2</sup>  
96.09 m<sup>2</sup>

