



Kirby Road, Trowse - NR14 8QH

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HYBRID ESTATE AGENTS



## Kirby Road

Trowse, Norwich

Located within a PRESTIGIOUS GATED COMMUNITY and just a leisurely stroll away from the SERENE WHITLINGHAM BROAD, this exquisite Grade II listed townhouse is a true masterpiece. Hidden AMONGST ROLLING COUNTRYSIDE, the property spans over 1400 sq. ft (stms), this MAGNIFICENT ABODE boasts a lavish 25' SITTING ROOM adorned with a grand HIGH CEILING and arch-topped window and door set. The bespoke HIGH SPECIFICATION contrasting KITCHEN is a chef's dream, perfect for culinary adventures. Offering THREE DOUBLE BEDROOMS spread over two floors, this home is the epitome of luxury living. Residents will enjoy the convenience of a FAMILY BATHROOM on the top floor, W.C on the ground floor and a PRIVATE EN SUITE SHOWER ROOM from the main bedroom, ensuring comfort and privacy. With a WELL KEPT INTERIOR, the property offers a blend of CONTEMPORARY and CHARACTER, along with a replacement boiler during our vendors tenure. TWO PARKING SPACES are available close by - one overground and one underground. Step outside to discover a PRIVATE MAINTAINED GARDEN, ideal for moments of tranquillity, with over 7 acres of communal grounds to explore. The meticulously landscaped communal grounds encompass approximately lawned gardens, pathways layered with shingle, a PICTURESQUE LAKE complete with a fountain, intricate box hedging, and vibrant rose beds. Adding to the allure of this stunning property, ALL RESIDENTS have EXCLUSIVE ACCESS to a magnificent ORANGERY. The property comes with an annual maintenance charge of £4785.66.



Council Tax band: E

Tenure: Leasehold

- Gated Community within Walking Distance to Whitlingham Broad
- Grade II Listed Townhouse of Over 1400 Sq. ft (stms)
- 25' Sitting Room with Ceiling & Arch Topped Window and Door Set
- Bespoke High Specification Contrasting Kitchen
- Three Double Bedrooms over Two Floors
- Family Bathroom & En Suite Shower Room
- Private Maintained Gardens & Over 7 Acres of Communal Grounds
- Two Parking Spaces - Over & Underground

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.

#### HISTORICAL NOTE

Whitlingham Hall was built in 1865 to the design of H E Coe in the Elizabethan style for the Norwich banker Sir Robert Harvey. It then passed into the hands of the Colman family, the mustard manufacturers. It was extended in 1882 and remained the family home until the 1950's. In 2003, the PJ Livesey Group, converted Whitlingham Hall into several apartments and houses. The Grade II listed Hall stands in landscaped gardens and grounds of about 7 acres.



## SETTING THE SCENE

A private electric gate leads to the communal entrance, with parking located in front of the main hall. Allocated and visitor parking can be found within the car park, along with underground parking for one vehicle. The main entrance to the property is tucked to the rear, and accessed from a communal courtyard.

## THE GRAND TOUR

Once inside, a carpeted hall entrance greets you with stairs rising to the first floor landing and useful cupboard storage space below. Doors lead off to the kitchen and ground floor WC, with the main sitting/dining room adjacent. Creating the heart of the home, this open plan sitting/dining room features high ceilings and a feature arched glazed window and door set leading to the private gardens, with fitted carpet flowing underfoot. This light and bright room offers a feature fireplace, with ample space for soft furnishings and a dining table. The ground floor W.C is neatly tucked away under the stairs with a white two piece suite including half tiled walls and flooring. The kitchen features a fully modernised bespoke contrasting range of wall and base level units which maximise storage using high level cupboards and storage drawers. The feature solid wood handles provide a contrast to the coloured doors, with work surfaces running around with integrated cooking appliances - including an inset electric ceramic hob and built-in twin eye level ovens. Further integrated appliances include a fridge freezer and dishwasher, with various built in pantry storage cupboards and pull out storage drawers, along with further high level storage above. A feature box seat sits to one side and high level ceilings above. The room is flooded with excellent natural light, with rear facing window and recessed spotlighting above.

Heading upstairs the carpeted landing continues the theme with light and bright feel. The stairs rise to the top floor, with doors leading into two double bedrooms. The main double bedroom sits to the front of the property, with a full range of built-in wardrobes and fitted carpet underfoot, and a door leading off to a private ensuite. Finished with a white three piece suite, the ensuite includes a large walk-in double shower cubicle with a thermostatically controlled shower along with tiled splash-backs and flooring and a heated towel rail. The second double bedroom includes two windows providing excellent natural light with fitted carpet underfoot.

Heading to the top floor, the landing space includes a built-in storage cupboard, with doors taking you to a double bedroom and the family bathroom. The bedroom offers an L-shape layout with twin windows offering natural light, with walk-in recesses creating intrigue and further potential, whilst fitted carpet flows underfoot. The family bathroom sits at the end of the landing, with a white three piece suite including a large tiled bath with tile splash-backs, tiled effect flooring and front facing window.

## FIND US

Postcode : NR14 8QH

What3Words : ///mount.moons.pitch

## VIRTUAL TOUR

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

## AGENTS NOTES

The property forms part of the main hall, with elements of the neighbouring property 'flying' above this home. The property is offered on a long leasehold basis, with the remaining term of 976 years. Annual ground rent is charged at £150 PA. Service charges include an on site gardener, communal maintenance, buildings insurance, and exterior painting at £398.81 PCM. An option exists to purchase a percentage share of the overall freehold.



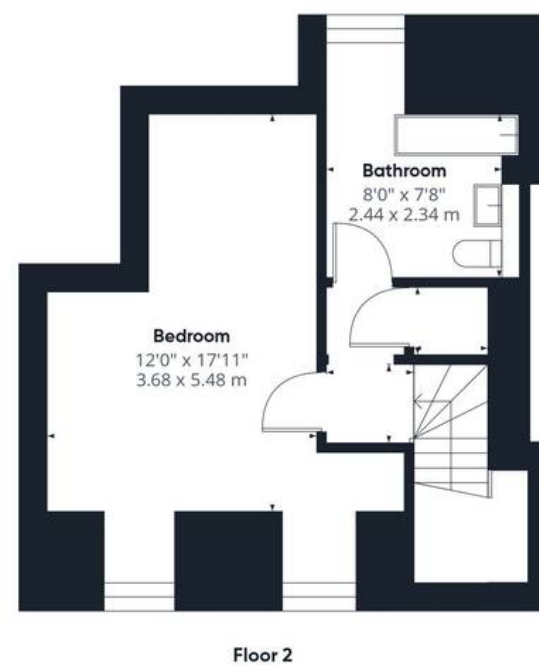
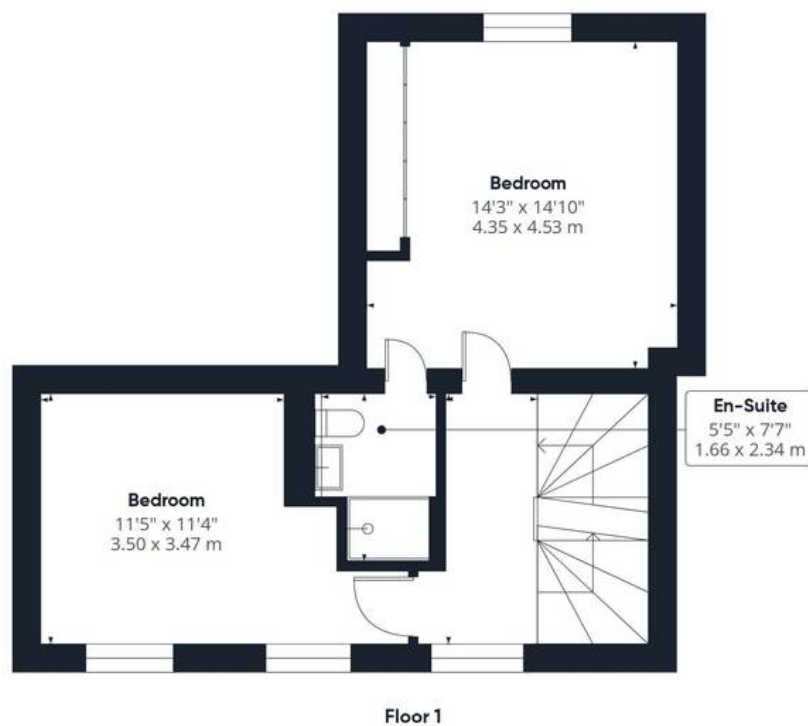




## THE GREAT OUTDOORS

From the sitting room, a door opens to a private patio seating area. Surrounded by mature hedging and fencing for privacy, a lawned expanse opens up, with various trees and a brick walled frontage. A path and gateway leads towards the car park.





**Approximate total area<sup>(1)</sup>**

1406 ft<sup>2</sup>

130.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • [poringland@starkingsandwatson.co.uk](mailto:poringland@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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