



White Horse Lane, Trowse - NR14 8TG



White Horse Lane

Trowse, Norwich

NO CHAIN. Fronting OPEN WATER and BOASTING FIELD VIEWS, this exquisite single-storey CONVERTED BARN is situated in a PRIVATE CUL-DE-SAC location, offering a superb blend of luxurious modern living and character features. Extending over 1,730 Sq. Ft (stms), this charming property boasts a versatile HALLWAY ENTRANCE with French doors opening to the SUNROOM and expansive 19' SITTING ROOM to the right and further to the dual aspect KITCHEN and DINING ROOM offering a separate UTILITY ROOM and FAMILY BATHROOM. The inner hallway opens to TWO DOUBLE BEDROOMS with a FAMILY SHOWER ROOM located centrally. Externally, enjoy the convenience of GATED DRIVEWAY PARKING with an INTEGRAL DOUBLE GARAGE, ensuring ample space for vehicles. The rear of the property boasts a PRIVATE and ENCLOSED GARDEN, with outstanding views. Situated in the sought-after TROWSE LOCATION, within close proximity is the vibrant CITY CENTRE and the serene WHITLINGHAM COUNTRY PARK, offering fantastic countryside walks.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain!
- Single-Storey Converted Barn
- Extending to over 1,730 Sq. Ft (stms)
- Three Reception Rooms
- Two Double Bedrooms & Two Bathrooms
- River Fronted Garden with Field Views
- Gated Driveway Parking & Integrated Double Garage
- Close Proximity to the City Centre and Whitlingham Country Park

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.

SETTING THE SCENE

Tucked away at the end of this private cul-de-sac with a brick wall enclosed frontage providing total privacy and metal gates opening to a good sized driveway, offering an integral double garage to the left and a vibrant front garden to the right. The main entrance can be found to the front of the property covered with an open porch.



THE GRAND TOUR

Stepping inside, you are greeted to the welcoming entrance hall/reception room. Flooded with natural light from dual aspect windows and opening to all accommodation. French doors at the end of the room open to the sunroom, with surrounding uPVC double glazed windows providing panoramic views of the idyllic views. To the right from the hall, the 19' sitting room also enjoys a dual aspect including French doors opening to the garden. Exposed wooden beams feature overhead offering a character feel with a feature fireplace to the left. Moving through the home and into the kitchen and dining room. This beautifully designed kitchen offers a range of wall and base storage cupboards with quartz worktops and a butler sink with mixer tap. Integrated appliances also feature including a wine fridge, dishwasher, Neff oven, inset electric induction hob, extractor and fridge/freezer. French doors open to the front garden whilst a further door opens to the useful utility room offering integral storage and space for further white goods. From the utility, a wooden latch and brace door opens to the family bathroom. Offering a three piece suite including a freestanding bath with shower. Back to the hallway and to the left, the inner hallway provides access to two double bedrooms and a second bathroom with 'his and her' sinks and large shower cubicle. The first room, to the right offers a rear facing aspect with a large bay window. The main bedroom can be found to the left, offering vast integral storage from fitted wardrobes, carpeted flooring and ample space for a king sized bed and further dressing furniture.

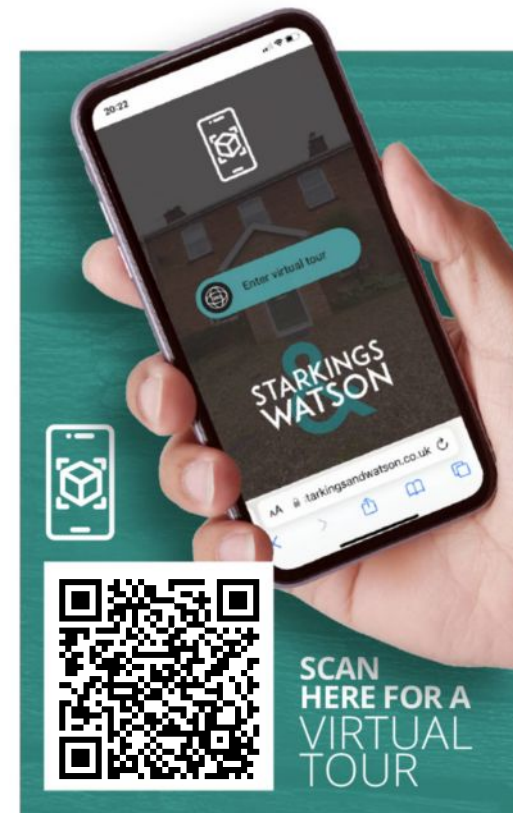
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VIRTUAL TOUR

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



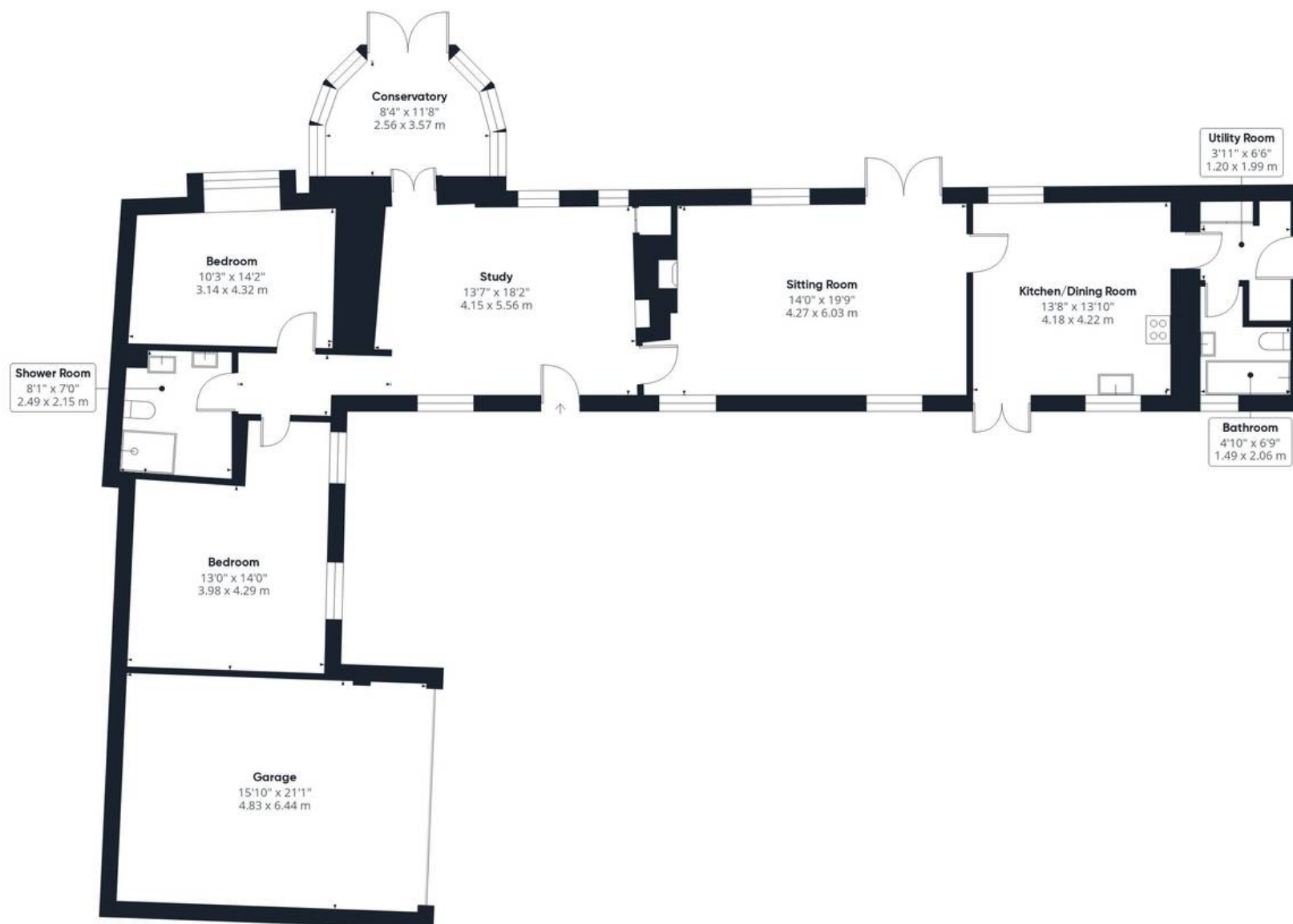




THE GREAT OUTDOORS

Stepping outside, the river fronted rear garden offers supreme privacy and is beautifully landscaped to provide an excellent versatile space to enjoy the stunning view. Initially opening to a patio with ample space for outdoor seating to enjoy the summer months. A few shallow steps lead down to a decking with further space for seating. To the right, a patio walkway is bordered with a shingle garden and leads up two shallow steps to the sitting room French doors. To the side of the house there is a greenhouse as well as a summerhouse in the front garden.





Approximate total area⁽¹⁾
1738 ft²
161.5 m²

(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



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