



Canon Way, Trowse - NR14 8UD



Canon Way

Trowse, Norwich

A stunning 2021 built DETACHED FAMILY HOME awaits at this property, offering WELL-PRESENTED accommodation - meticulously crafted to meet the needs of MODERN LIVING, with an EXTENSIVE ARRAY of EXTRAS and UPGRADES added when first built. Step into the 20' DUAL ASPECT SITTING ROOM, boasting a SASH WINDOW and FRENCH DOORS, flooding the space with natural light. A BESPOKE MEDIA UNIT sits to one side, which along with the EXTRA STORAGE in the KITCHEN which has been created, allows a new occupier to un-pack and move straight in. The FULLY FITTED KITCHEN/dining room with INTEGRATED APPLIANCES is perfect for hosting gatherings, while the ground floor UTILITY ROOM and W.C provide practical convenience. On the upper level, THREE BEDROOMS with BUILT-IN WARDROBES offer COMFORT and STORAGE solutions. Indulge in the luxury of the EN SUITE and FAMILY BATHROOM - both with SHOWERS and adorned with contrasting TILING.



A fully LANDSCAPED outside space, meticulously designed to enhance relaxation and entertainment includes a central lawn and expansive patio seating area accessible from the sitting room French doors. The outdoor oasis is a sight to behold. Fragrant Jasmine and Honeysuckle intertwine with a variety of fruit trees, creating a tranquil ambience.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 2021 Built Detached Family Home
- Well Presented Accommodation including Bespoke Storage & Media Unit
- 20' Dual Aspect Sitting Room with Sash Window & French Doors
- Fully Fitted Kitchen/Dining Room with Integrated Appliances
- Ground Floor Utility Room & W.C
- Three Bedrooms with Built-In Wardrobes
- Luxury En Suite & Family Bathroom with Contrasting Tiling
- Landscaped Gardens with Patio & Bespoke Raised Sleeper Beds



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

Set back from the road and approached via a lawned frontage with mature hedging to all boundaries, a central pathway leads to the main entrance door, whilst a tandem driveway sits adjacent, with access to the garage and rear garden including an EV charger.

THE GRAND TOUR

The hall entrance is finished with wood effect flooring and underfloor heating, with stairs rising to the first floor landing and doors taking you to the kitchen and living accommodation. The main sitting room sits to one side with the feature media unit built-in and creating a focal point to the room, with dual aspect views to the front and rear - with a front facing sash window and rear facing French doors. Wood effect flooring and underfloor heating flows underfoot, with ample space for soft furnishings sitting opposite. The kitchen/dining room offers an L-shaped arrangement of kitchen units with integrated cooking appliances comprising an inset electric ceramic hob and built-in electric double oven with extractor fan above. Tiled splash-backs run around the composite work surface, with integrated appliances including a fridge freezer and dishwasher. Wood effect flooring flows from the hall entrance including under floor heating, with a further useful built-in storage cupboard to one side, and a bespoke range of storage and glazed display cabinets. A sash window faces to front, with a further window to rear and a door taking you to the utility room - finished in a matching style.

Space is provided for laundry appliances with a wall mounted gas fired central heating boiler, door to the rear garden and access to the ground floor W.C - finished with the white two piece suite with useful storage under the hand wash basin.

Heading upstairs, the carpeted landing includes glazed balustrades and stainless steel fittings, with a useful built-in double airing cupboard, loft access hatch above, and doors taking you to the three bedrooms and family bathroom. The main bedroom is finished with fitted carpet and a built-in double wardrobe, with a door taking you to a private ensuite shower room. The luxury finish includes useful storage, double shower cubicle with a thermostatically controlled twin head rainfall shower with tiled splash-backs and heated towel rail. The two further bedrooms both include built-in storage and fitted carpet. Completing the property is the family bathroom with a matching white three piece suite including storage under the hand wash basin, with a panelled bath including a mixer shower tap with glazed shower screen, wood effect flooring and heating.

FIND US

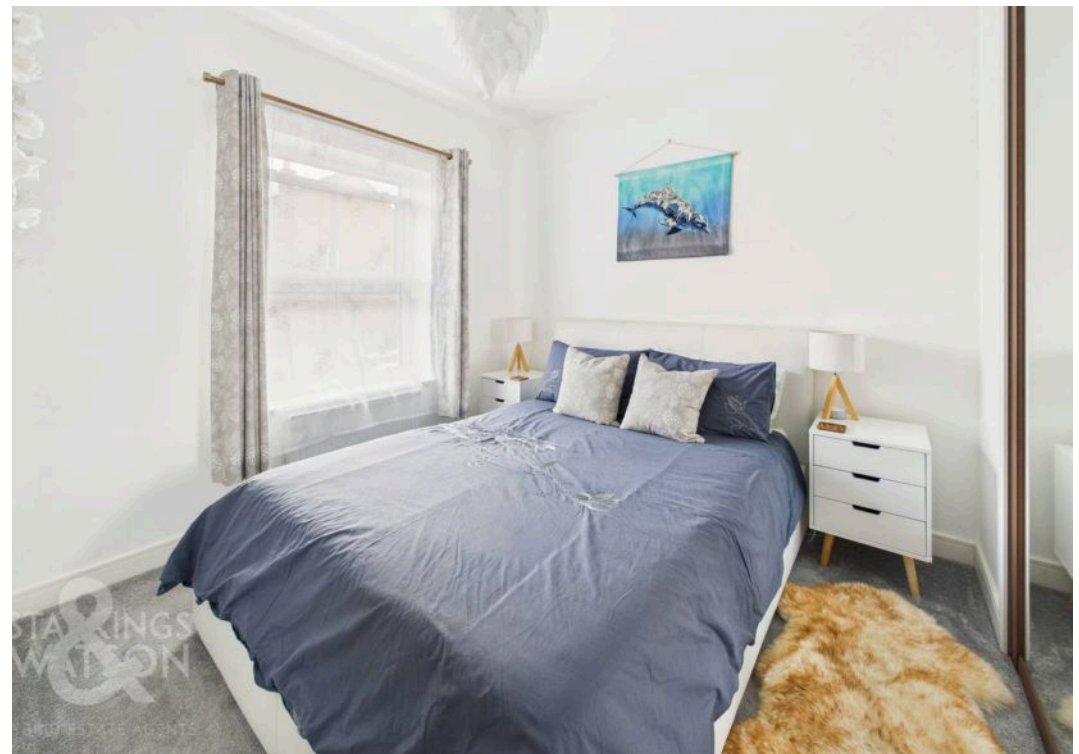
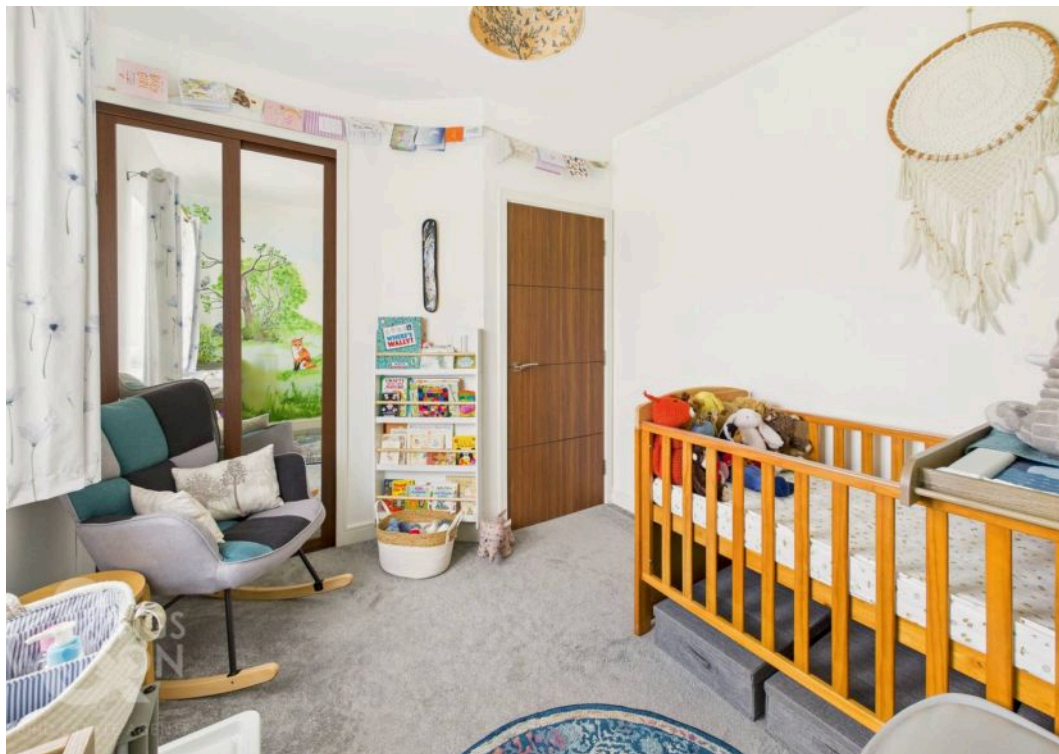
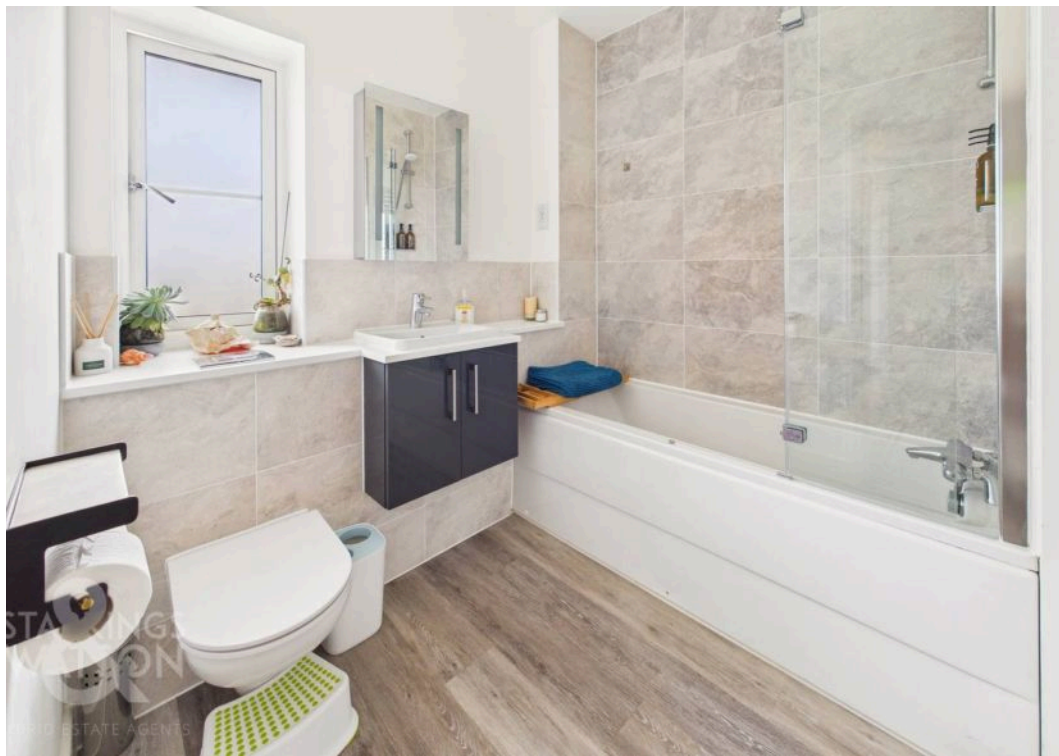
Postcode : NR14 8UD

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VIRTUAL TOUR

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







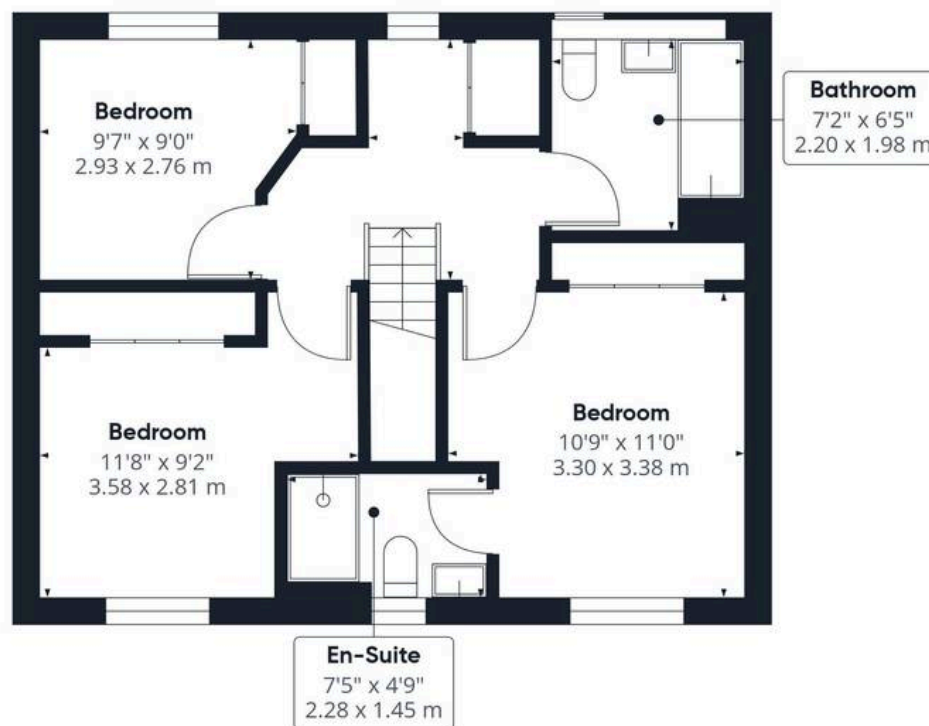
THE GREAT OUTDOORS

Fully landscaped to include ample space for a central lawn and large patio seating area leading from the sitting room French doors, the patio runs the full width of the property, enclosed with timber fence boundaries and a backdrop of mature planting which is found within the raised sleeper beds. Adorned with Jasmine and Honeysuckle, along with a variety of Fruit Trees, space for a greenhouse is provided, along with a covered seating area, whilst a pathway leads down the garden to a further corner bespoke built seat with access to the gated driveway and garage. Exterior power and lighting is installed, whilst the garage offers an electric up and over door to front, door to side, storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

997 ft²

92.5 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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