

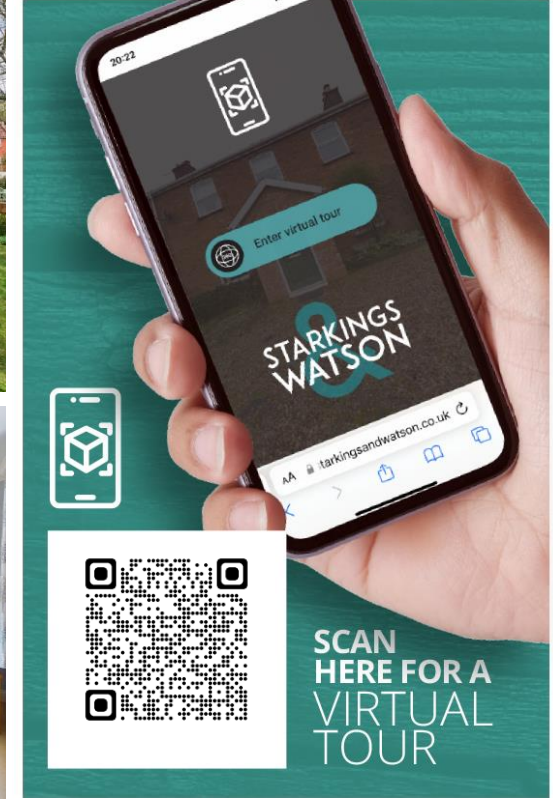
JULIAN DRIVE

# Trowse, Norwich NR14 8GF

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Detached Family Home in Exclusive Setting
- Approx. 0.38 Acre Plot (stms)
- Approx. 2400 Sq. ft (stms)
- Walking Distance to City Centre
- Three Reception Rooms
- Open Plan Kitchen, Dining & Family Space
- Five Double Bedrooms
- Two En Suites, Shower Room & Family Bathroom

#### IN SUMMARY

Occupying a RARELY AVAILABLE PRIME POSITION in Trowse, this substantial 2400 Sq. ft (stms) family home offers THREE FLOORS of accommodation, and a LARGE 0.38 ACRE PLOT (stms). Ideally situated within WALKING DISTANCE of the CITY CENTRE and a short drive to the A47, the property has been WELL MAINTAINED, with various upgrades including REPLACEMENT BATHROOMS and GARDEN LANDSCAPING in recent years. Ideal for BLENDED FAMILIES and THOSE SEEKING DOUBLE BEDROOMS, the overall layout includes a hall entrance, 25' DUAL ASPECT SITTING ROOM, study, W.C, dining room and OPEN PLAN KITCHEN with adjacent utility room. The first floor offers THREE DOUBLE BEDROOMS including the MAIN BEDROOM with DRESSING ROOM and EN SUITE, and further second bedroom with EN SUITE, along with the family bathroom. The top floor includes TWO FURTHER DOUBLE BEDROOMS with a SHOWER ROOM. Enjoying WRAP AROUND GARDENS, a large patio, with raised beds and planting leads from the main living space.

#### SETTING THE SCENE

Overlooking green space, a block paved driveway leads

to two properties, including the driveway and garage for the property. A low level brick wall with wrought railings create an attractive frontage with various planting along the front border. Gated access leads to the rear garden, with a paved pathway to the front.

#### THE GRAND TOUR

Once inside, a hall entrance with wood effect flooring runs under foot, with stairs rising up to the first floor including storage below. Doors lead to the sitting room with a feature fire place with a solid timber beam above, whilst sunlight streams in via the front facing sash window and rear French doors. Looping around into the dining room, the layout and flow is perfect for family life. Sitting opposite on the hall is the study, enjoying views through the sash window across the open green space and driveway. Next door is the W.C, a modernised room with a white two piece suite, tiled splash backs and storage under the sink. Open plan is the dining room and kitchen which sits to the rear, overlooking the garden. Tiled flooring runs through the entire space, with ample room for a dining table and soft furnishings. The kitchen units form a u-shape, with space for a Range style cooker, along with an integrated dishwasher and fridge freezer. The utility room leads off, extending the storage space with room for a washing machine, and being home to the wall mounted gas fired central heating boiler. Heading up the stairs, doors lead to the main bedroom, with dual aspect views and fitted carpet, with an opening to the dressing room with built-in wardrobes, and en suite beyond, complete with a white three piece suite with tiled splash backs and fully tiled double shower cubicle with thermostatically controlled shower. The second bedroom is also dual aspect with a built-in wardrobe, leading to an en suite shower room



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with tiled splash backs and port hole window to front. The third bedroom sits to the rear, with the adjacent family bathroom including a feature double ended curved bath with tiled splash backs and storage under the sink unit. The top floor landing is carpeted and leads to the final two double bedrooms, both with built-in wardrobes. A shower room sits in between with tiled splash backs and a velux window to rear.

### THE GREAT OUTDOORS

Heading outside, a large patio sweeps across the rear of the property, with a low level brick wall and raised timber beds. Various planting borders the patio, with the main garden laid to lawn in an L-shape. Outside water and power supplies are installed. Enclosed with timber panelled fencing and mature hedging, various other planted borders, storage sheds and trees can be found.

### 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 8GF

What3Words : ///forced.fresh.slip

### VIRTUAL TOUR

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

### AGENTS NOTE

It is understood that various trees within the curtilage of the property are protected by Tree Preservation Orders.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Floor 2



Ground Floor



Floor 1

GIRAFFE 360  
 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  
 Reduced headroom (below 1.5m/4.92ft)

Approximate total area<sup>m</sup>  
 2401.64 ft<sup>2</sup>  
 223.12 m<sup>2</sup>  
 Reduced headroom  
 63.76 ft<sup>2</sup>  
 5.92 m<sup>2</sup>