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COAST & COUNTRY LIVING

Finer Details



Detached House

Sitting room with dual aspect windows

Large kitchen/dining room

Utility room

Office

4 bedrooms

Family Bathroom

Edge of development overlooking/ next to green space

Patio areas

Double garage

If you are looking for a home with lots of charm, yet only a short walk into Norwich city centre, then you will have found what you are looking for!

Situated in the popular village of Trowse, conveniently placed, the owner has created a wonderful home with so much attention to detail that you cannot fail to be impressed.

Every inch of space has been cleverly thought through to create an amazing home. The garden is a sun trap, with patio areas to enjoy the sun, read a book or enjoy a glass of wine, whilst the driveway at the side of the property with a double garage is a welcome addition.



Located on the edge of one of the most sought-after developments in Trowse, 4 Mustard Way has a lot to offer. Approaching the property, I am immediately drawn to the pretty flint facade, so typically Norfolk in design and appealing to the eye, I note how well-kept the exterior is, with a double garage and drive for several cars.

Entering through the front door into the hallway, I notice how light the property is. Walking to the left into a good-sized sitting room with dual aspect windows and doors leading out to the garden onto the large patio area. Soft carpet gives the room a cosy feel, whilst spotlights give the room a modern edge.







Through to the large kitchen/ diner with tiled flooring and plenty of space for a large dining table, this is a fantastic place to socialise and spend time together. The modern units have plenty of storage, whilst a breakfast bar offers space for casual dining.

The kitchen has been designed well with a double cooker and dishwasher, and space for a fridge freezer, whilst the utility offers valuable storage and space for your white goods. There is a WC just off the utility.









Up the stairs to the first of the four bedrooms.

The master suite is spacious with dual aspect windows and fitted cupboards. The ensuite is fitted with quality sanitary wear and features a large shower and a heated towel rail.

The next bedroom has views out over the side of the property and has fitted cupboards. As with all the bedrooms, soft carpet covers the floor, giving a feeling of luxury.

Back out onto the landing and into the 3rd of the double bedrooms again with fitted cupboards and carpet, the room is of excellent size, the built-in storage allowing more floor space.

The smaller of the bedrooms is a good size, having previously been used as a nursery, and would make a lovely children's bedroom.





The front of the property has well-maintained borders with a selection of shrubs, with a pathway leading to the front door.

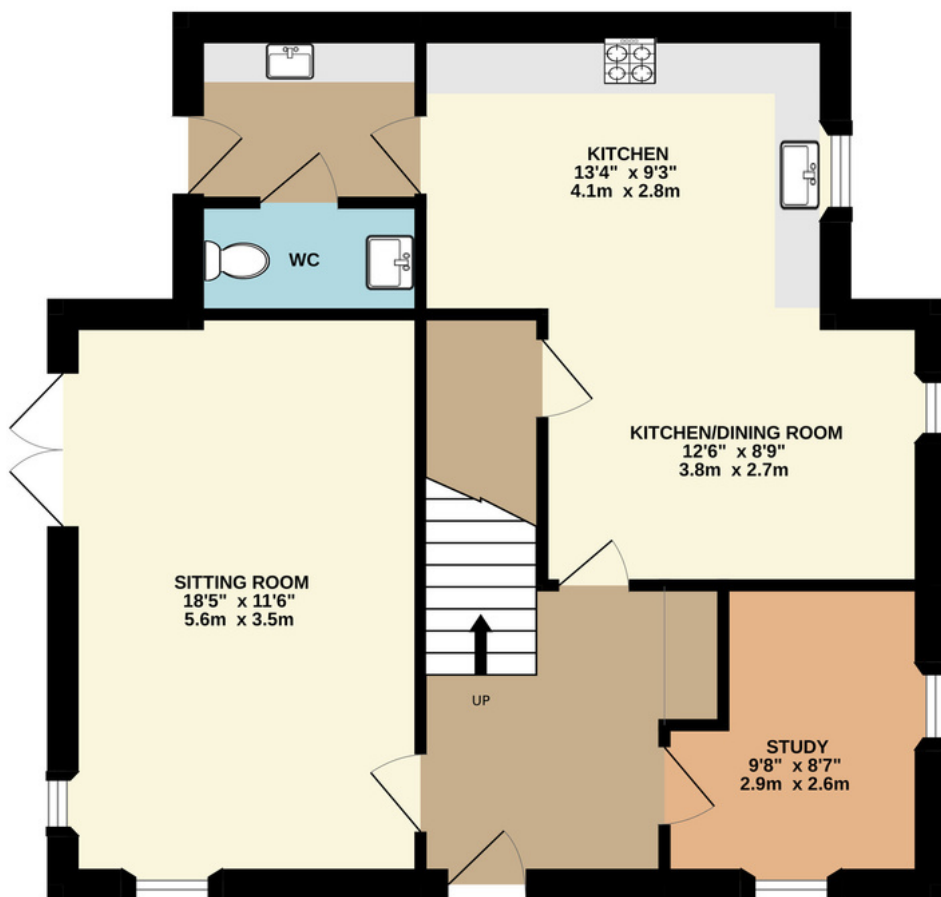
The garden is of a good size with a patio to enjoy barbecues and outside eating. The boundary is walled, making for a secure outside space, giving privacy as well as security. From the garden, you can access the garage and parking for several cars.



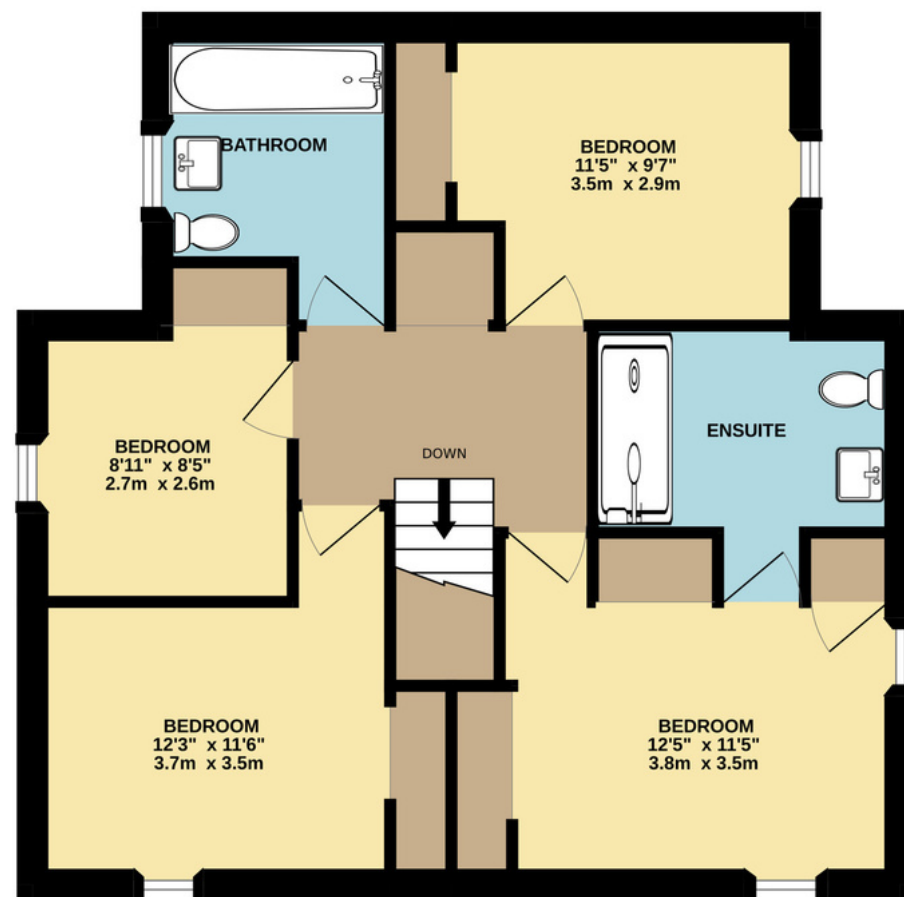




GROUND FLOOR
708 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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