



Holmemead, Whitlingham Lane, Trowse, Norwich, NR14 8UA

welcome to

Holmemead, Whitlingham Lane, Trowse, Norwich

THREE BEDROOM END TERRACED in an idyllic setting, unique because of its generous garden, and separate studio space. It is the ideal sanctuary for young families seeking space, soul, and easy access to the urban core. VENDOR FOUND!!! Call the office to book your viewing today!!



Entrance Hall

Front door, doors to lounge and stairs to landing, double glazed window to side aspect.

Lounge

13' 5" x 11' 5" (4.09m x 3.48m)

Wooden flooring, open fireplace, double glazed window to front aspect.

Dining Room

16' 9" x 10' 3" (5.11m x 3.12m)

Wooden flooring, double glazed sliding window to rear aspect, double glazed window to rear aspect, radiator.

Kitchen

14' 5" max x 10' 8" max (4.39m max x 3.25m max)

Range of wall and base units, wooden flooring, tiled backsplash, double glazed window to front and side aspect, butler 2 bowl sink, extractor.

Utility Room

7' 1" x 3' 3" (2.16m x 0.99m)

Toilet, space for washing machine and dryer.

Conservatory

8' 2" x 5' 3" (2.49m x 1.60m)

Garden room, tiled flooring, windows to dual aspect, door to house.

Landing

Carpeted flooring, doors to bedrooms.

Bedroom One

14' 7" max x 10' 4" max (4.45m max x 3.15m max)

Carpeted flooring, radiator, double glazed window to front aspect.

Bedroom Two

13' 5" max x 11' 6" max (4.09m max x 3.51m max)

Double glazed window to side aspect.

Bedroom Three

10' 4" max x 8' 10" max (3.15m max x 2.69m max)

Double glazed window to rear aspect, carpeted flooring, alcove.

Bathroom

Bath with shower overhead, partially tiled, double glazed window to rear and side aspect, radiator.

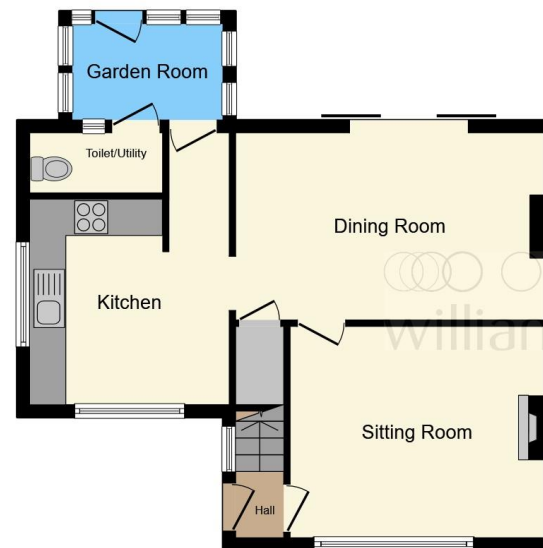
Front Garden

Front and side garden with treehouse structure separate garage/garden office.

Rear Garden

Two linked rear gardens, lawned with vegetable patch at the top, two greenhouses, and a shed.

Studio



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Holmemead Whitlingham Lane, Trowse Norwich

- **!!VENDOR FOUND!!**
- Generous Garden
- Offers the rare combination of genuine rural atmosphere and absolute city convenience
- Separate studio space
- Three spacious bedrooms

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR143499 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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