



**Hudson Avenue, Trowse, Norwich, NR14 8GB**

**welcome to**

**Hudson Avenue, Trowse Norwich**

\*\*\*PRIME LOCATION\*\*\* A Stunning, FOUR bedroom semi detached family home across three stories with ample outside space, driveway and garage located in the highly desirable area of Trowse.



### **Entrance Hall**

Radiator, Oak Flooring, under stair storage cupboard, shoe cupboard.

### **Cloakroom**

WC, wash hand basin, radiator, oak flooring.

### **Lounge**

15' 5" x 11' 7" ( 4.70m x 3.53m )

Double glazed sash window to front aspect, double doors to kitchen/ dining room.

### **Open Plan Kitchen/ Living Area**

18' 10" x 16' 10" ( 5.74m x 5.13m )

Kitchen comprises wall and base units with solid oak work surfaces above, Neff oven, four ring gas hob, with chimney style hood above, plumbing for washing machine and dishwasher, space for fridge freezer. White ceramic 1.5 bowl sink unit with mixer tap, CH boiler, open plan to dining area which offers ample space for dining furniture and door returning to the hall way. The Orangery/ Family room is accessed via the dining area and offers a spectacular space with glass lantern spanning the majority of the width of the room with inset down lighting. French style doors to the rear garden.

### **First Floor Landing**

With turn balustrade.

### **Bedroom Two**

11' 8" x 10' 8" ( 3.56m x 3.25m )

Window to rear aspect, radiator, fitted carpet.

### **Ensuite**

Shower cubicle, WC, wash hand basin with chrome mixer tap, tiled splash back, extractor fan, radiator, shaver point, tiled flooring.

### **Bedroom Three**

11' 3" x 6' 10" ( 3.43m x 2.08m )

Double glazed sash window to front aspect, carpet, radiator.

### **Bedroom Four**

8' 8" x 9' 1" ( 2.64m x 2.77m )

Double glazed sash window to front aspect, radiator, carpet.

### **Family Bathroom**

Panelled bath with shower attachment above, WC, wash hand basin, window to front aspect, radiator and extractor fan.

### **Second Floor Landing**

#### **Master Bedroom**

16' max x 15' 9" max ( 4.88m max x 4.80m max )

Dual aspect windows to front and rear aspect, two radiators, Two built in wardrobes, eaves storage.

### **Ensuite**

Shower cubicle, wash hand basin, heated towel rail, WC.

### **Garage**

16' 10" x 9' 1" ( 5.13m x 2.77m )

Up and over door, power, light, electric and personal door to garden.

### **Outside**

To the front aspect of the property is ample tandem driveway which is accessed via a dropped kerb and offers further access to a single garage and gated access to the rear garden. To the rear of the property is a fabulous and private garden, spanning approx 60ft in length backing onto trees. The garden is landscaped to a multi level format with raised flowerbeds and steps leading to a further cultivated area.



**view this property online** [williamhbrown.co.uk/Property/NOR140710](http://williamhbrown.co.uk/Property/NOR140710)



welcome to

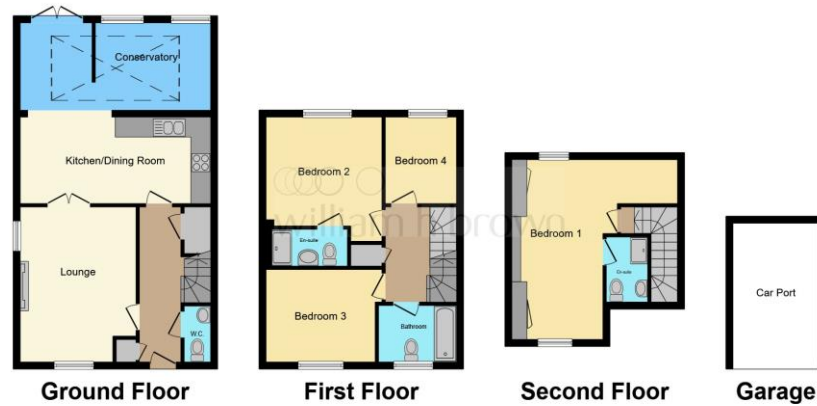
## Hudson Avenue, Trowse Norwich

- CHAIN FREE
- Stunning family home
- Sought after village location
- 4 Bedroom, 3 storey
- Beautiful plot

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers in excess of

**£500,000**



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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NOR140710](http://williamhbrown.co.uk/Property/NOR140710)



Property Ref:  
NOR140710 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](http://williamhbrown.co.uk)