



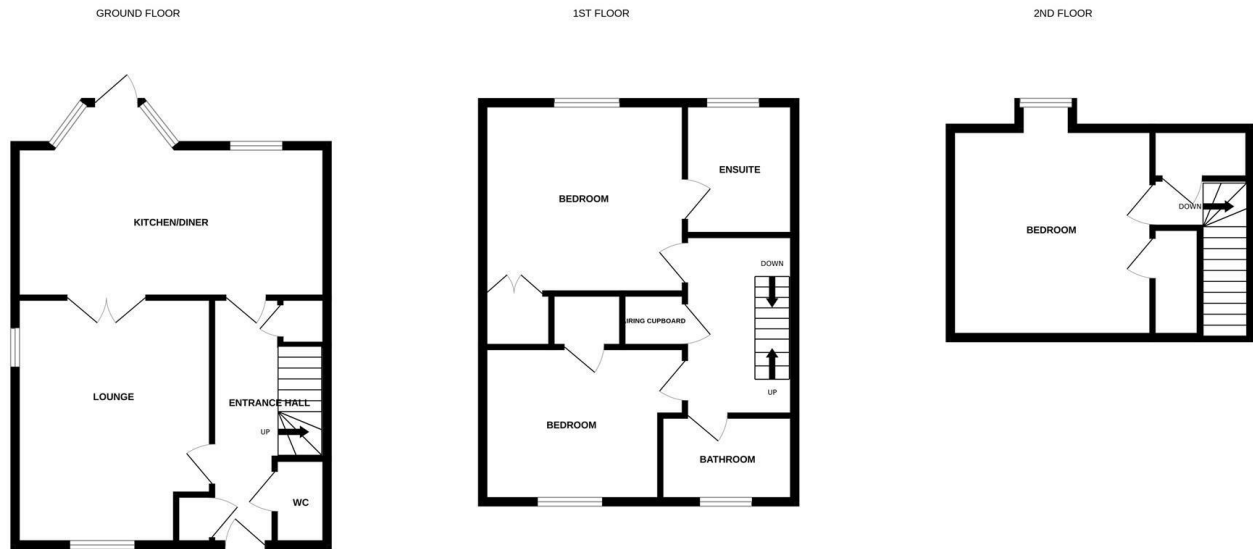
11 Devon Way | Trowse | Norwich | NR14 8GE

£475,000

****STUNNING SEMI DETACHED HOUSE WITH A GARDEN ROOM PROVIDING MULTIPLE USES****

Gilson Bailey are delighted to offer this stunning modern three-bedroom semi-detached townhouse, beautifully presented throughout and situated on an exclusive modern development in the highly sought-after village of Trowse. Offering spacious and versatile accommodation arranged over three floors, this superb home comprises a welcoming entrance hall, a comfortable lounge, a stylish kitchen/diner perfect for family living and entertaining, and a convenient ground floor WC. The first floor features two well-proportioned bedrooms and a contemporary family bathroom, with the principal bedroom further benefiting from a sleek en-suite shower room, while the second floor is home to an impressive third bedroom, providing an ideal guest suite, home office or additional living space. Outside, the property continues to impress with a driveway providing off-road parking leading to a single garage, a beautifully maintained and private rear garden, and a fantastic garden room offering a wealth of possibilities, whether as a home office, gym, studio or entertainment space. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. Combining stylish modern living with a highly desirable village location just moments from Norwich, this exceptional home is perfectly suited to families and professionals alike. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.





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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Location

The sought after area of Trowse lies two miles south of the City centre of Norwich, and offers a wonderful variety of amenities including Whitlingham Country Park, dry ski slope, two public houses, restaurant, village shop and excellent primary school, with easy access out onto the Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, WC, understairs cupboard and stairs to first floor.

Lounge 15'7" x 12'5"

Two double glazed windows, two radiators, cast iron fireplace, double doors to:

Kitchen/Diner 19'9" x 12'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob with overhead cooker hood and oven, space for fridge/freezer and washing machine, integrated dishwasher, three double glazed windows, cupboard housing boiler, radiator, door to garden.

WC 5'6" x 3'3"

Low level WC, hand wash basin, heated towel rail.

First Floor Landing

Doors to two bedrooms, bathroom, airing cupboard with hot water tank and stairs to second floor.

Bedroom One 12'6" x 12'1"

Double glazed window, radiator, built in double wardrobe.

En-Suite 8'5" x 6'10"

Walk in shower cubicle, low level WC, hand wash basin with vanity unit, heated towel rail, frosted double glazed window.

Bedroom Two 12'6" x 9'8"

Double glazed window, radiator, built in wardrobe.

Bathroom 8'5" x 5'6"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Second Floor Landing

Large walk-in cupboard and door to:

Bedroom Three 16'8" x 12'7"

Double glazed window, radiator, large walk in wardrobe.

Outside Front

Driveway with shared entrance providing off road parking up to two cars leading to a single garage with power, lighting, personnel door and window.

Garden Room 12'11" x 11'3"

With power and lighting.

Outside Rear

Paved and timber decking seating areas, shingled garden, mature plants and shrubs, enclosed by timber fencing with side gate access.

Local Authority

South Norfolk Council, Tax Band D.

Tenure

Freehold

Utilities

Fibre to the property.
Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk Council, Tax Band D

Tenure

Freehold