



**Hill Cottages, Whitlingham Lane, Trowse, Norwich, NR14 8UA**

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**Hill Cottages, Whitlingham Lane, Trowse, Norwich**

Trowse is a highly regarded village on the southern edge of Norwich, known for its attractive setting and excellent access to both city amenities and countryside. Whitlingham Lane places residents' moments from Whitlingham Country Park and Broad, with its waterside walks and outdoor activities.



## Description

A spacious three-bedroom mid-terrace home in one of South Norwich's most desirable village settings, offering excellent potential for modernisation and improvement.

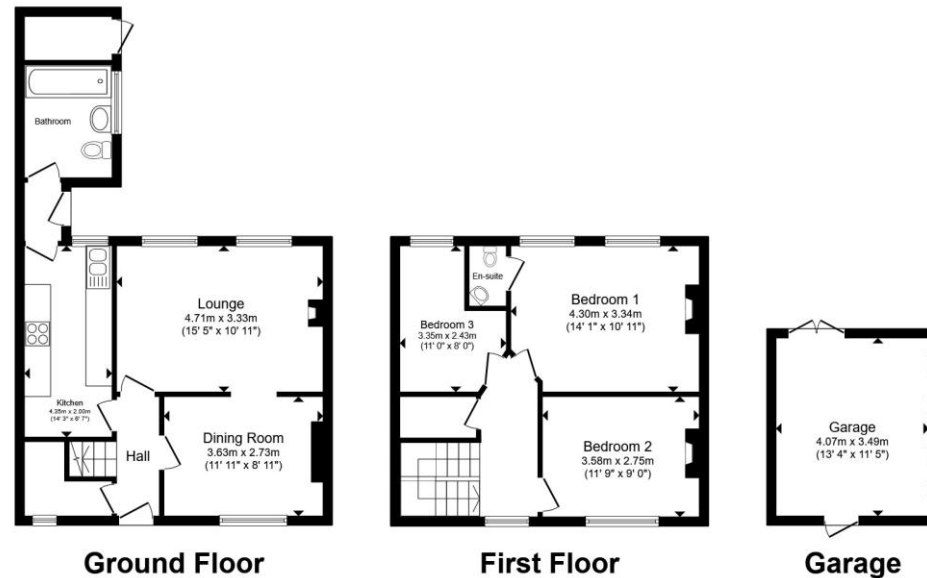
Positioned on the ever-popular Whitlingham Lane in Trowse, this mid-terrace property enjoys an enviable location directly adjacent to Whitlingham Country Park and the beautiful Whitlingham Broad, offering easy access to scenic walks, cycling routes and open green space, while remaining conveniently close to Norwich city centre.

Extending to approximately 1,153 sq ft (107.1 sq m), the accommodation is well proportioned throughout and presents an exciting opportunity for buyers seeking a home they can update and personalise to their own style and specification.

The ground floor comprises an entrance hall, fitted kitchen, dining room and a generous lounge with good natural light. To the rear there is also a ground floor bathroom. Upstairs, the first floor provides three bedrooms, including a principal bedroom with en-suite shower room, alongside further versatile accommodation suitable for family living, guests or home working.

Externally, the property also benefits from a separate garage, providing useful storage or parking.

Requiring modernisation throughout, this property represents an excellent opportunity for purchasers looking to create a long-term home in a highly sought-after location.



Total floor area 107.1 m<sup>2</sup> (1,153 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## Hill Cottages, Whitlingham Lane, Trowse, Norwich

- Highly desirable location
- CHAIN FREE
- In need of modernisation
- Plenty of potential
- Countryside views

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

**£245,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NOR144609 - 0003

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