



8 Blockhill Cottages | Kirby Road | Trowse | NR14 8RP

Guide Price £325,000

****GUIDE PRICE £325,000 - £350,000 STUNNING AND RARELY AVAILABLE TERRACE IN TROWSE**** Gilson Bailey are delighted to offer this truly stunning, fully modernised, two double bed roomed, mid terrace house, beautifully positioned in a sought after location within the ever-popular village of Trowse. Having been lovingly improved to an exceptional standard throughout, this charming home effortlessly combines timeless character with stylish contemporary living, creating a property that is ready to move straight into. The accommodation comprises a cosy yet elegant lounge centred around a feature wood burner, a welcoming dining room perfect for entertaining, a superbly appointed modern kitchen with ample space for cooking, and a luxurious shower room to the ground floor. Upstairs, two spacious double bedrooms are accessed from the landing, offering light-filled and comfortable accommodation. Outside, the property continues to impress with an attractive cottage-style front garden and a magnificent, private, non-bisected mature rear garden, providing a peaceful retreat with an abundance of space to relax, entertain or enjoy the outdoors. Further benefits include double glazing, gas central heating and immaculate decorative order throughout. Homes of this quality in such a desirable village location rarely remain available for long, so early viewing is essential.





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.

Made with Metronix S2525

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, café, village shop and excellent primary school, with easy access out onto the Southern Bypass.

Accommodation Comprises

Front door to:

Lounge 12'11" x 11'4"

Double glazed window, radiator, wood burner.

Dining Room 10'4" x 8'3"

Window, radiator, stairs to first floor.

Kitchen 15'11" x 6'4"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer, washing machine, tumble dryer and dishwasher, double glazed window, door to side.

Shower Room 6'6" x 5'0"

Shower cubicle, low level WC, hand wash basin, heated towel rail, double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 13'2" x 10'7"

Double glazed window, radiator, cast iron fireplace, built in wardrobes.

Bedroom Two 10'2" x 9'7"

Double glazed window, radiator.

Outside Front

Large lawned garden, mature plants and shrubs, shingled pathway leading to front door.

Outside Rear

Patio seating area, lawned garden, shingled pathway, mature plants and shrubs, enclosed by timber fencing with rear gate access.

Local Authority

South Norfolk District Council, Tax Band B.

Tenure

Freehold

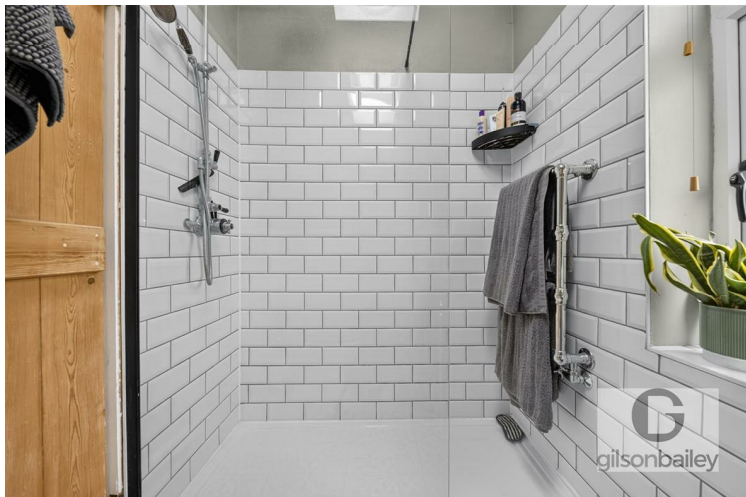
Utilities

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		
(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 District Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>
01603764444