



7 Devon Way
Trowse, Norwich, NR14 8GE

BROWN & CO



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A charming three bedroom semi-detached house with attractive rear gardens and single garage with parking for a number of vehicles.

£425,000



DESCRIPTION

No. 7 Devon Way The property comprises a delightful three-bedroom semi-detached house arranged over three floors, constructed of brick elevations beneath a pitched tiled roof. The whole has been beautifully maintained over the years and enjoys a private position on this sought-after development.

The internal accommodation spans across three floors and is approached at the front into a spacious hall with access to the principal sitting room, cloakroom and kitchen dining room. Internal double doors can be opened to provide the house with an open plan feel, and there is access at the rear of the kitchen into the gardens.

There are two double bedrooms on the first floor, which both enjoy fitted wardrobes, the principal bedroom benefitting from an ensuite bathroom. There is also a family bathroom off the landing. On the second floor there is a storage cupboard off the landing and access to bedroom 3/study which is a spacious room with under eaves and full height storage space and window overlooking garden.

Externally, the gardens to the rear have been well maintained, being principally laid to lawn with established planting and a raised brick planting bed. A timber and brick greenhouse is positioned within the rear garden, offering scope for cultivation and additional storage. Boundary treatments comprise fencing and hedging, providing a enclosed, private setting.

The property benefits from off-street parking for a number of vehicles and an attached single garage provides further parking or storage. This is a super opportunity to acquire a lovely house in a highly sought-after pocket of Trowse.

Services – Mains water, mains drainage, mains electricity, mains gas central heating. EV charging point.

Local authority – South Norfolk District Council. Council tax band - D

LOCATION

No. 7 Devon Way is situated within a modern residential development in the well-regarded village of Trowse, located immediately to the south-east of Norwich. The village enjoys an attractive semi-rural setting while benefiting from close proximity to the amenities and employment centres of the city.

Trowse is known for its traditional village green, local public house, community facilities and access to green open spaces including Whitlingham Country Park and the Whitlingham Broad complex, which provides walking, cycling and water-based leisure activities.

The property is conveniently placed for access to Norwich City Centre, approximately 1.5 miles to the north-west, providing a comprehensive range of retail, leisure, cultural and commercial facilities. Norwich Railway Station, with regular mainline services to London Liverpool Street, lies approximately 1 mile from the property.

Road communications are strong, with the A47 Southern Bypass accessible nearby, linking to the A11, A140 and wider regional and national road network. Norwich International Airport is located approximately 6 miles to the north.

DIRECTIONS

Proceed out of the city via King Street, continuing past the Riverside retail and leisure area. Cross the Lady Julian Bridge and follow the signs towards Trowse. Continue along the A147/Bracondale and take the exit towards Trowse/Newton Flotman. At the roundabout, take the first exit onto The Street and after passing the village green, continue straight and round Hudson Crescent, then bear right at Crown Point Tavern and proceed onto Devon Way. Go up the hill following Devon Way and round to the right and no. 7 will be found on the left.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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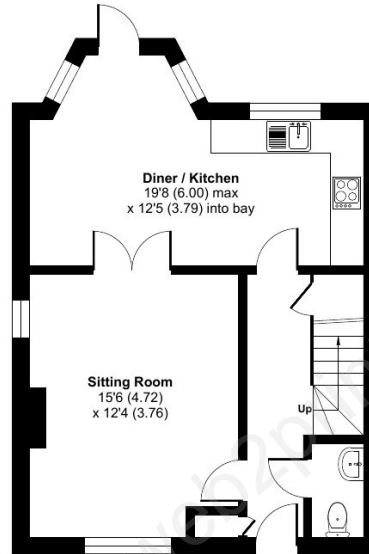
Approximate Area = 1269 sq ft / 117.8 sq m

Garage = 164 sq ft / 15.2 sq m

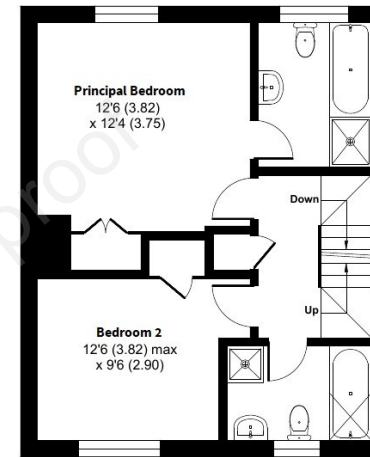
Outbuilding = 54 sq ft / 5 sq m

Total = 1487 sq ft / 138 sq m

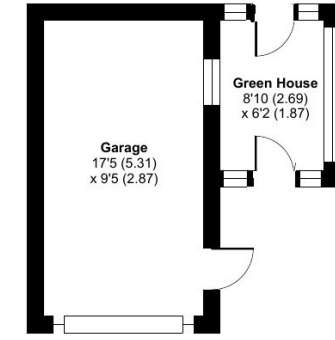
For identification only - Not to scale



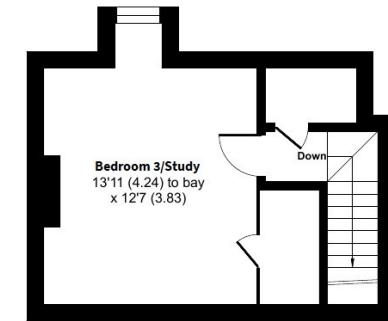
GROUND FLOOR



FIRST FLOOR



GARAGE / OUTBUILDING



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhecom 2025. Produced for Brown & Co. REF: 1385402

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