



9 Barn Meadow
Trowse, Norwich, NR14 8UB

BROWN & CO



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An attached two-bedroom home situated in a delightful location in the quiet suburb of Trowse.

£260,000



DESCRIPTION

No. 9 Barn Meadow comprises an attractive attached two-bedroom property located within the highly sought-after village of Trowse. The property presents a superb opportunity for prospective purchasers and is likely to appeal to a wide variety of buyers, being offered to the market with no onward chain and maintained in good order throughout.

The accommodation is arranged on two floors, approached at the front elevation into an entrance hall, from which there is access to a cloakroom. The hall provides access to the sitting room, which constitutes a well-proportioned and pleasant principal reception space. From the sitting room there is further access to a ground-floor study/bedroom, while double doors open through to the kitchen. Adjoining the kitchen is a garden room, which benefits from direct access onto a terrace, providing an appropriate setting for outdoor seating.

On the first floor, the staircase leads up to a landing area incorporating a double storage cupboard. From the landing there is access to a spacious double bedroom (13'8") together with the family bathroom.

Externally, 9 Barn Meadow is approached from the north, where off-street parking for two vehicles is provided adjacent to the property, leading to a garage. Access to the rear garden is available via a wrought-iron side gate or internally from the

garden room, which opens onto the terrace. Steps rise from the terrace to a lawned garden area. The gardens are fully enclosed, affording a reasonable degree of privacy and seclusion.

Services – Mains water, mains electricity, mains drainage. Recently installed electric storage heating. Mains gas is understood to be available in the vicinity.

Local authority – South Norfolk District Council

LOCATION

No. 9 Barn Meadow 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 Bracondale and at the roundabout, take the first exit onto The Street and after passing the village green, continue straight up the hill continuing on The Street. Take the first right turn into Barn Meadow and no. 9 is at the top in the right hand corner.

AGENT'S NOTES:

- (1) The property is being sold by a staff member at Brown & Co.
- (2) 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.

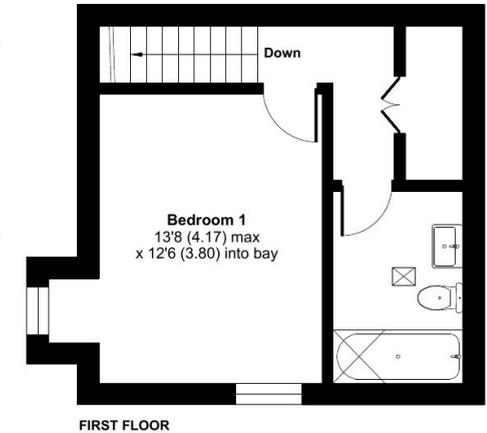
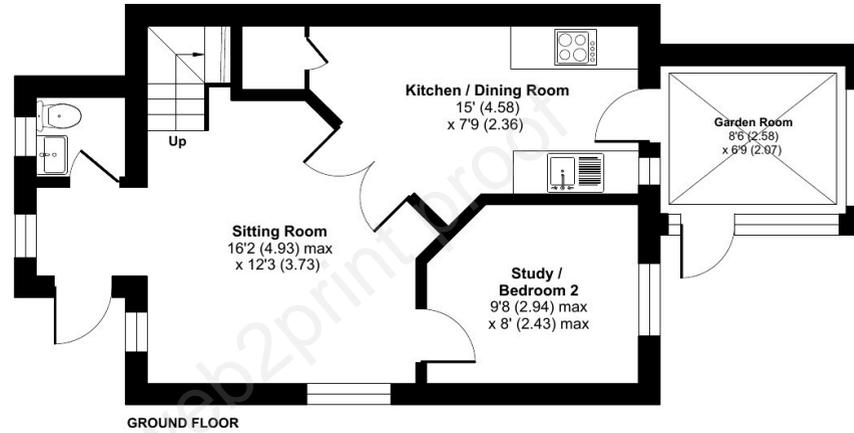
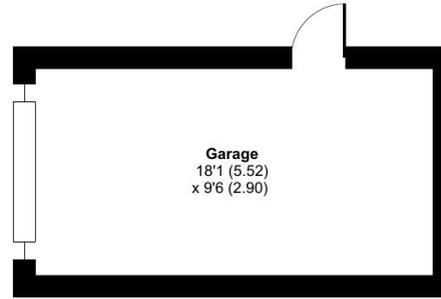
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Barn Meadow, Trowse, Norwich, NR14

Approximate Area = 752 sq ft / 69.8 sq m
 Garage = 172 sq ft / 15.9 sq m
 Total = 924 sq ft / 85.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Brown & Co. REF: 1421537

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