



10 Crown Point Villas

Trowse, Norwich, NR14 8RN

BROWN & CO



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Occupying an appealing position within the heart of the sought-after village of Trowse, 10 Crown Point Villas is an attractive three-bedroom end-terrace period home offering a wonderful combination of character, space and village living, all within easy reach of Norwich city centre.

The accommodation includes two connecting reception areas, a notably spacious extended kitchen and three bedrooms, while outside the property benefits from a spacious driveway providing ample off-road parking, a private enclosed rear garden, useful outbuilding and generous private side access. Further practical benefits include a boarded loft providing valuable additional storage. With Whitlingham Country Park and open countryside close by, this is a particularly appealing home in a location that offers an excellent balance between village and city life.

GUIDE PRICE - £550,000



DESCRIPTION

The property is entered via an entrance hall, with stairs rising to the first floor and access to the principal ground-floor accommodation.

The sitting room is an inviting reception space with an opening leading through into the adjoining dining room, allowing the two reception areas to flow naturally together while retaining clearly defined spaces. This arrangement works particularly well for family life, providing plenty of room to relax, dine and spend time together, while also creating a sociable setting for entertaining family and friends.

Beyond the dining room is the kitchen, which has been extended to provide a particularly generous space and is noticeably larger than typically found in similar period homes. With a range of fitted units and ample worktop and storage space, the room provides a practical kitchen well suited to everyday family living.

A separate rear hallway leads from the kitchen and provides access to a useful ground-floor WC, together with a door opening directly onto the rear garden.

On the first floor, the landing provides access to three bedrooms and the family bathroom. The bedrooms offer flexible accommodation suitable for family living, guests or those requiring a home office.

The loft is boarded, providing a particularly useful amount of additional storage space.

Outside, the rear garden is enclosed and enjoys a good degree of privacy, creating an attractive space for children, outdoor dining, entertaining or simply relaxing. A useful outbuilding provides additional garden storage.

A particular advantage of the property is the ample off-road parking and generous private side access, providing convenient independent access between the front and rear of the property without the need for shared access with neighbouring homes.

Combining the character and proportions of a period home with an extended kitchen, private garden, generous private side access and an unusually generous end-terrace plot, the property represents an excellent opportunity to acquire a family home in one of the most desirable villages immediately adjoining Norwich.

LOCATION

Trowse is a particularly sought-after village situated immediately south-east of Norwich, combining an attractive village setting with excellent access to the city and surrounding countryside.

The village has a distinctive historic character, having developed significantly during the 19th century through its association with the Colman family and their famous Norwich mustard business. Today, Trowse retains much of its individual village character and remains an extremely popular location for families and professionals alike.

The village offers a range of local amenities and places to eat and drink, while nearby Whitlingham Country Park provides extensive opportunities for walking, cycling, water sports and enjoying the outdoors. The surrounding countryside is also readily accessible, giving the village an appealing balance between city and country living.

One of Trowse's greatest attractions is its proximity to Norwich. The city centre and Norwich Railway Station are readily accessible, making the village particularly appealing to those wishing to enjoy a quieter village environment without sacrificing the convenience



of the city. Norwich offers an extensive range of shops, restaurants, cultural and leisure facilities together with regular rail services to London Liverpool Street and destinations throughout East Anglia.

DIRECTIONS

From Norwich city centre, proceed south-east via Bracondale towards Trowse. Continue into the village and follow the road towards Crown Point, where Crown Point Villas will be found.

SERVICES

Mains electricity, gas, water and drainage are connected. The property benefits from gas-fired central heating.

COUNCIL TAX

South Norfolk Council - Band B

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	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

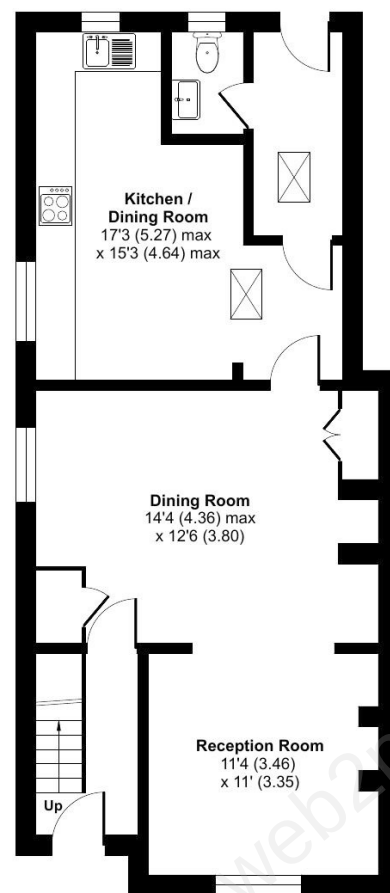




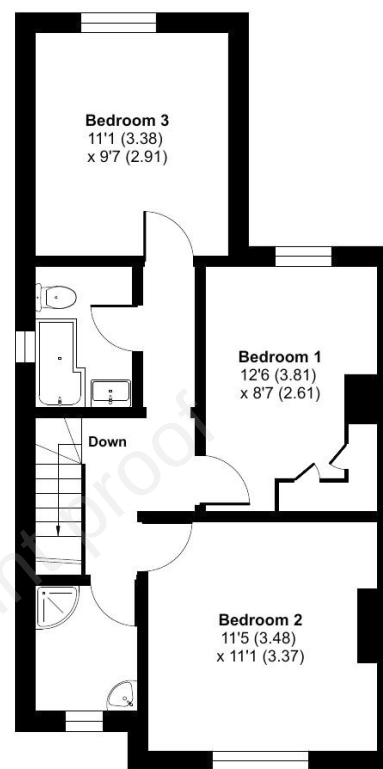
Kirby Road, Trowse, Norwich, NR14

Approximate Area = 1177 sq ft / 109.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Brown & Co. REF: 1522273

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