



33 Mustard Way, Trowse

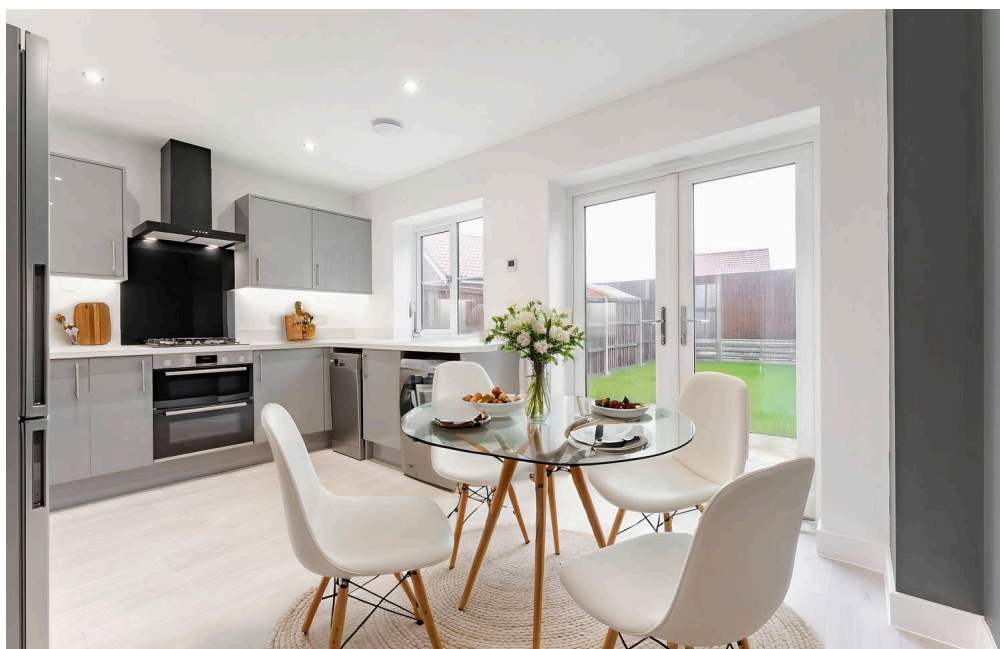
£290,000 Freehold

Mustard Way presents a stylish, low-maintenance lifestyle in one of Norwich's most desirable edge-of-city locations. Here, weekend lake walks, spontaneous ski sessions, and unbeatable Sunday lunches are all within walking distance, blending leisure with everyday convenience. The home itself offers easy modern living, with sleek interiors, smart design touches, and indoor-outdoor flow that suits both entertaining and downtime. Whether you're commuting, relaxing, or exploring, everything is on hand—from retail and dining at Riverside to the scenic calm of Whitlingham Park. It's a location and lifestyle that balances energy and ease in equal measure.

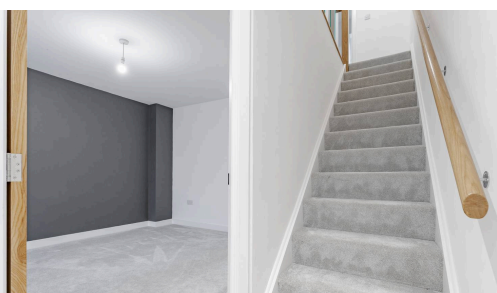
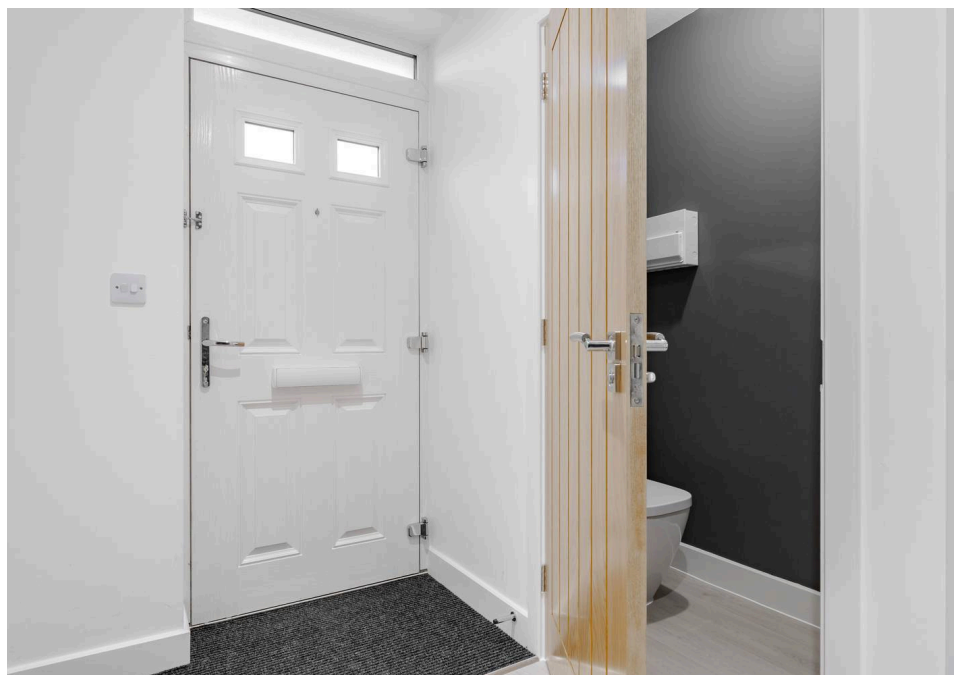
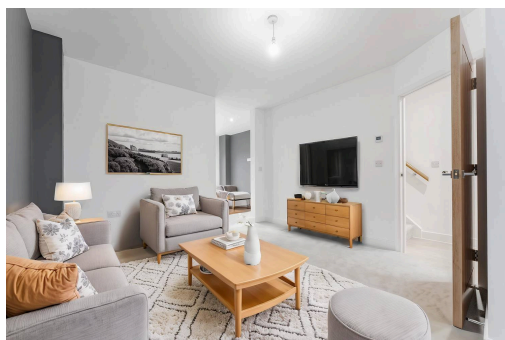
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The Location

Trowse offers a vibrant village lifestyle just moments from the heart of Norwich, merging countryside charm with city convenience. On your doorstep, the Crown Point Tavern serves up legendary Sunday roasts alongside a full menu of crowd-pleasers, all in a welcoming setting with both cosy indoor tables and a lively outdoor terrace—ideal for soaking up the



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Adventure is close at hand with the Norfolk Snowsports Club in Trowse itself, offering year-round tubing fun, ski lessons for all ages and even freestyle sessions for the more daring. When it's time to dip into the city, Norwich is just minutes away by car, bike or bus. Even closer is Riverside Retail Park, packed with everyday essentials including Morrisons, plus a cinema, gym and a wide range of restaurants and cafés perfect for dinner plans or impromptu meetups.

For commuters, Norwich Train Station is just over the bridge, linking you to London and beyond, while the A47 is accessed directly from the village—making travel in any direction effortless. Whether you're after countryside calm, weekend adventure, or city buzz, Trowse places you right in the middle of it all.

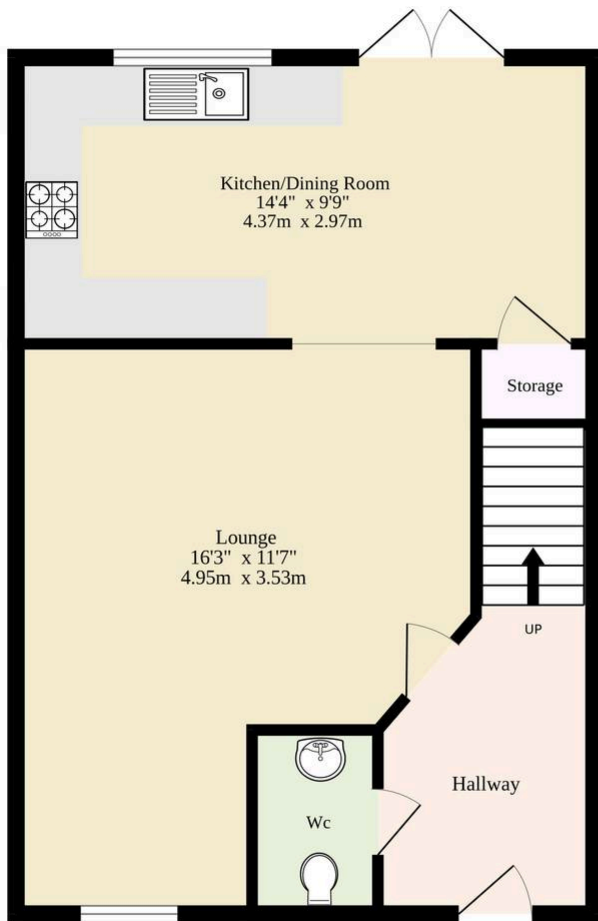
Mustard Way, Trowse

This superbly appointed mid-terraced home delivers modern living with style and ease, perfectly placed within a sought-after contemporary development in Trowse. Impeccably maintained and presented with a sharp eye for detail, it's offered with no onward chain and benefits from the remainder of an NHBC warranty, giving buyers complete peace of mind.

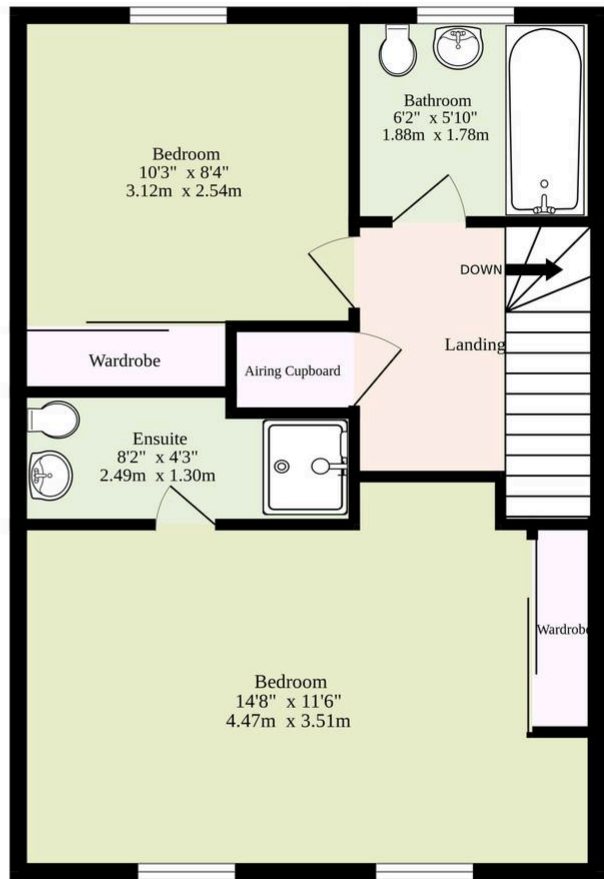
From the moment you enter, the quality and thoughtfulness in design are clear—underfloor heating warms the ground



Ground Floor
384 sq.ft. (35.7 sq.m.) approx.



1st Floor
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

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.
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