

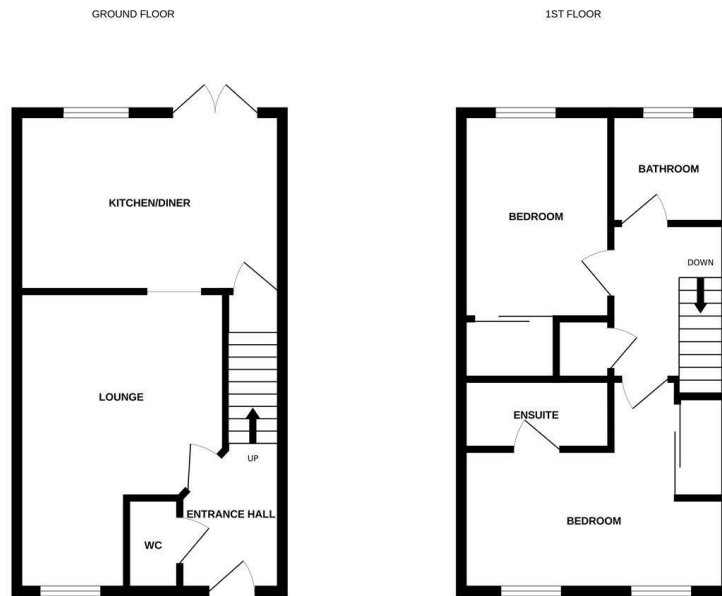


1 Smith Drive | Trowse | Norwich | NR14 8YH

Offers In Excess Of £300,000

****STUNNING NORFOLK HOMES MODERN TERRACE IN TROWSE**** Gilson Bailey are delighted to offer this stunning and modern, Norfolk Homes built, two bedroom, mid terrace house, perfectly positioned on an attractive new development in the highly sought after village of Trowse. Beautifully presented and finished to an excellent standard throughout, the accommodation comprises a welcoming entrance hall, comfortable lounge, stylish kitchen/diner ideal for both everyday living and entertaining, and a convenient ground floor WC. On the first floor there are two well-proportioned bedrooms and a modern family bathroom off landing, with bedroom one further benefiting from its own en-suite shower room. Outside, the property enjoys a driveway providing off road parking, while a particular highlight is the larger than average, private rear garden, offering an excellent space for relaxing, entertaining and enjoying the warmer months. Further benefits include double glazing, gas heating and excellent condition throughout. Combining contemporary living with a desirable village setting, this superb home would make an ideal first time purchase or move for those looking for a stylish, ready-to-enjoy property, so be quick to book a viewing.





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 errors, 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 is given to their operation or efficiency can be given.

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:

Entrance Hall

Doors to lounge, WC and stairs to first floor.

Lounge 16'4" x 11'5"

Double glazed window.

Kitchen/Diner 14'6" x 9'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hon and oven, integrated fridge/freezer and dishwasher, space for washing machine, cupboard, double glazed window, patio doors.

WC 5'1" x 2'11"

Low level WC, hand wash basin.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 14'7" x 11'7"

Two double glazed windows, radiator, built in wardrobe.

En-Suite 8'3" x 4'4"

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

Bedroom Two 10'7" x 8'3"

Double glazed window, radiator, built in wardrobe.

Bathroom 6'2" x 6'0"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Driveway providing off road parking.

Outside Rear

Patio area, lawned garden, enclosed by timber fencing with rear gate access.

Local Authority

South Norfolk District Council, Tax Band B.

Tenure

Freehold

Service Charge £120 per annum

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		97
(81-91) B	84	
(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.

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