



2 READING ROOM COTTAGES, TROWSE

GUIDE PRICE £395,000



2 READING ROOM COTTAGES, THE STREET, TROWSE, NORWICH, NORFOLK NR14 8SS

An extended three bedroom semi-detached cottage with two reception rooms in a tucked away position in this popular village close to Whitlingham Country Park and within two miles of Norwich city centre.

DESCRIPTION

The property adjoins 1 Reading Room Cottages which was once a farmhouse and number 2 was the barn. The cottage has been carefully converted and extended to provide well-presented accommodation which includes a kitchen/diner, sitting room with a wood burner, hallway, utility room, ground floor bathroom and a further sitting room/4th bedroom. On the first floor is a master bedroom with en-suite shower room and dressing room and two connected bedrooms on the other side of the landing. There is also a gas central heating system and character features include some exposed beams, pamment tile floor in the kitchen, oak floor in the main sitting room and a feature cast iron fireplace in the second bedroom.

LOCATION

Trowse is a very popular area enjoying a village environment on the fringe of the city, within two miles of the city centre. Amenities in the village include a shop, café, two public houses and leisure facilities including a sports hall, astroturf football pitch, dry ski slope, two broads in adjacent Whitlingham Country Park (one a conservation lake, the other for water-based leisure activities), woodland walks, riverside picnic areas along Whitlingham Lane and a common right in the centre of the village. There is also easy access from this area to the Trowse bypass and the A47 Norwich southern bypass.

ACCOMMODATION

On the Ground Floor:-

KITCHEN/DINER Stable type entrance door with glazed panels. Solid wood worktop with cupboard and drawers below and a butler sink with mixer tap and cupboard below. Tiled splashback. Matching wall cupboards and an open wall unit with plate rack and shelf above. Space for a dual fuel Range cooker. Utility space below worktop with plumbing for a slimline dishwasher. Space for fridge/freezer. Pamment tile floor. Radiator. Windows to front and rear aspects.



SITTING ROOM Oak floorboards. Exposed red brick chimney breast and recess with a wood burner on a brick hearth. Television point. Radiator. Thermostat control for heating. Built-in under stairs storage cupboard. Window to front aspect. Stable type door with glazed panel to front. Door to stairs to the first floor landing.

HALLWAY Part tiled floor and part carpeted. Double glazed window to rear aspect.

UTILITY ROOM Plumbing for washing machine. Space for tumble dryer. Tiled floor. Radiator. Double glazed window to front aspect.

SITTING ROOM/BEDROOM 4 Radiator. Double glazed windows to front and side aspects.

BATHROOM White suite comprising bath with tiled surround and mixer tap with shower attachment, pedestal wash basin with tiled splashback, WC. Tiled floor. Radiator. Fitted shelves and low cupboard. Extractor. Window through to utility room.

On the First Floor:-

LANDING Window to front aspect.

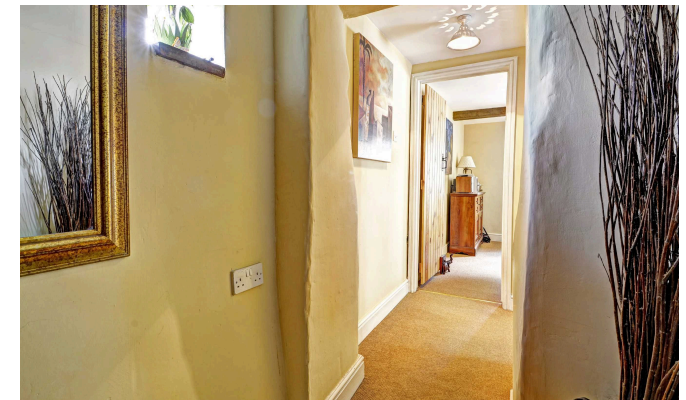
BEDROOM 1 Radiator. Large fitted wardrobe with shelf and hanging rail. Double glazed windows to front and side aspects.

EN-SUITE SHOWER ROOM Recessed tiled shower cubicle with an electric shower unit. White WC and suspended hand wash basin. Tiled floor. Radiator. Extractor. Double glazed window front aspect.

DRESSING ROOM Radiator. Telephone point. Large built-in wardrobe/storage cupboard with shelf and hanging rail.

BEDROOM 2 Radiator. Feature cast iron fireplace with wood surround and mantelpiece. Window to front aspect.

BEDROOM 3 Radiator. Storage recess. Window to rear aspect.



OUTSIDE

To the front of the cottage is a paved pathway with seating area and a patio with a brick built barbeque. Steps from this patio lead up to the garden which is laid to lawn with established shrub beds and leads to a much larger lawned garden with a view towards the city and County Hall. There is vehicular access along a track to the rear of the property and double gates open to an area which could be used for off road parking but currently has a shed.

DIRECTIONS

Leave Norwich via Bracondale, continuing to the roundabout by County Hall. Take the first exit off this roundabout, signposted to Trowse. Follow this road over the bridge, passing Whitlingham Lane on the left and round to the right into The Street. Continue along The Street, with the common on the right and where the road bears round to the right, continue straight on into Kirby Road. After a short distance you will see No.1 Reading Room Cottages on the left hand side with No.2 Reading Room Cottages situated behind. Parking is available on the road. Access to the property is via the gate to No.1 and there is a right of access in front of No.1 to the gate to No.2 Reading Room Cottages.

AGENT'S NOTES:

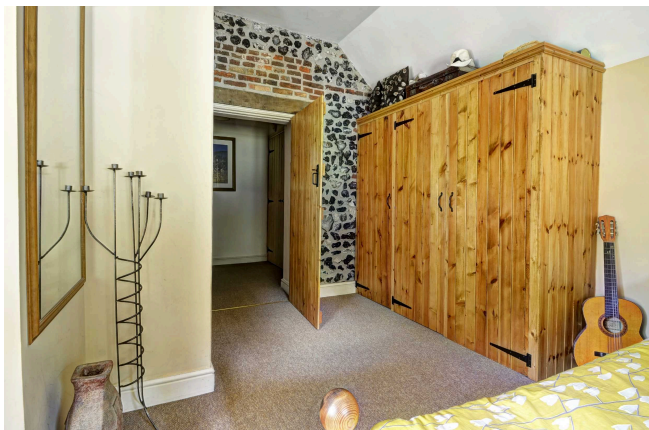
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.
- (3) A small section of the first floor which is the storage recess in Bedroom 3 is above part of the ground floor for No.1 Reading Room Cottages and this is a Flying Freehold.

ENERGY PERFORMANCE CERTIFICATE (EPC)

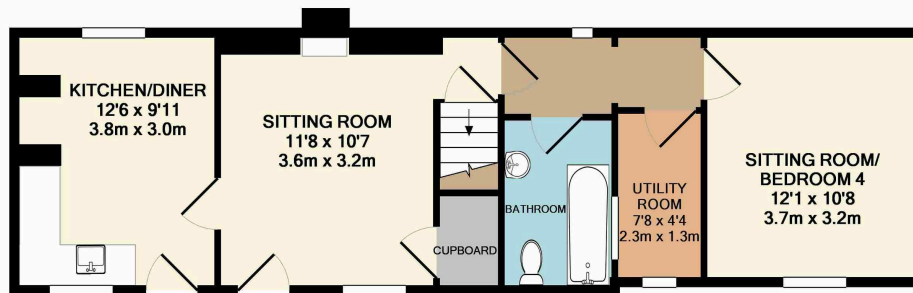
The energy efficiency rating for this property is D (67)

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

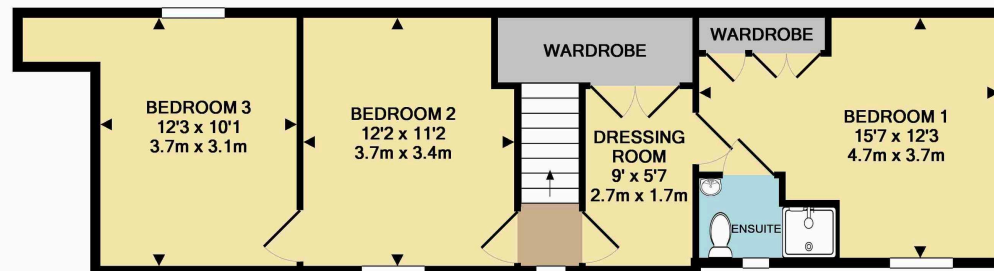
These particulars were prepared in September 2017.
Ref. NRS6198







GROUND FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(49.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 557 SQ.FT.
(51.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1089 SQ.FT. (101.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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