




15 Mustard Way

Trowse, Norwich, Norfolk



BNP PARIBAS GROUP 

A superb five bedroom family residence with private and secluded gardens, situated in a highly sought-after city location

15 Mustard Way is a superb and substantial five bedroom family residence of red brick construction under a slate roof, set over two storeys. The property was constructed by the well renowned Norfolk Homes and has been built and finished to an exacting standard with no expense spared.



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



OUTSIDE



FREEHOLD



CITY



2,118 SQ FT



£715,000



The property

The property is light and airy and offers generous reception rooms on the ground floor, of particular note being the kitchen and dining room with lovely views over rear gardens and linking to the sitting room.

The first floor offers four spacious bedrooms which offer excellent family-sized accommodation.

Outside there is a spacious parking area, double garage and private walled gardens to the rear. The gardens have a number of patio seating areas, lawned spaces and is both private and secluded.

Situation

The property occupies a prominent position in the popular village of Trowse, which borders the southern edge of Norwich. Trowse has some good local amenities, a well renowned primary school and the delightful lakes around Whitlingham Country Park where there is sailing, dry ski slope and a rowing club.

Norwich has a comprehensive range of amenities and excellent schooling. Norwich rail station has regular services to both London and Cambridge and Norwich Airport caters for both domestic and International destinations.

Directions

From the centre of Norwich head down Bracondale and straight over the roundabout into Trowse. Upon entering Trowse, head past the village shop and continue round to the right just before the White Horse Pub onto White Horse Lane. Take the second left hand turn onto Mustard Way and continue up past the communal garden and No. 15 can be found on the left hand side, after a short distance.

/// **What3words:** moves.priced.lakes





Distances

- Norwich City Centre 1.5 miles

Nearby Stations

- Norwich Train Station
- Norwich Bus Station

Key Locations

- Whitlingham Country Park
- The White Horse Public House
- River Green Restaurant
- Norwich Snowports Club
- Norwich Market
- Eaton Golf Club

Nearby Schools

- Trowse Primary School
- Norwich School
- Norwich High School for Girls
- Town Close Preparatory School





Floorplans

Approximate Gross Internal Area
House: 159.8 sq m / 1720 sq ft
Double Garage: 37.0 sq m / 398 sq ft
Total: 196.8 sq m / 2118 sq ft
For identification purposes only.

General

Services: All mains services are connected.

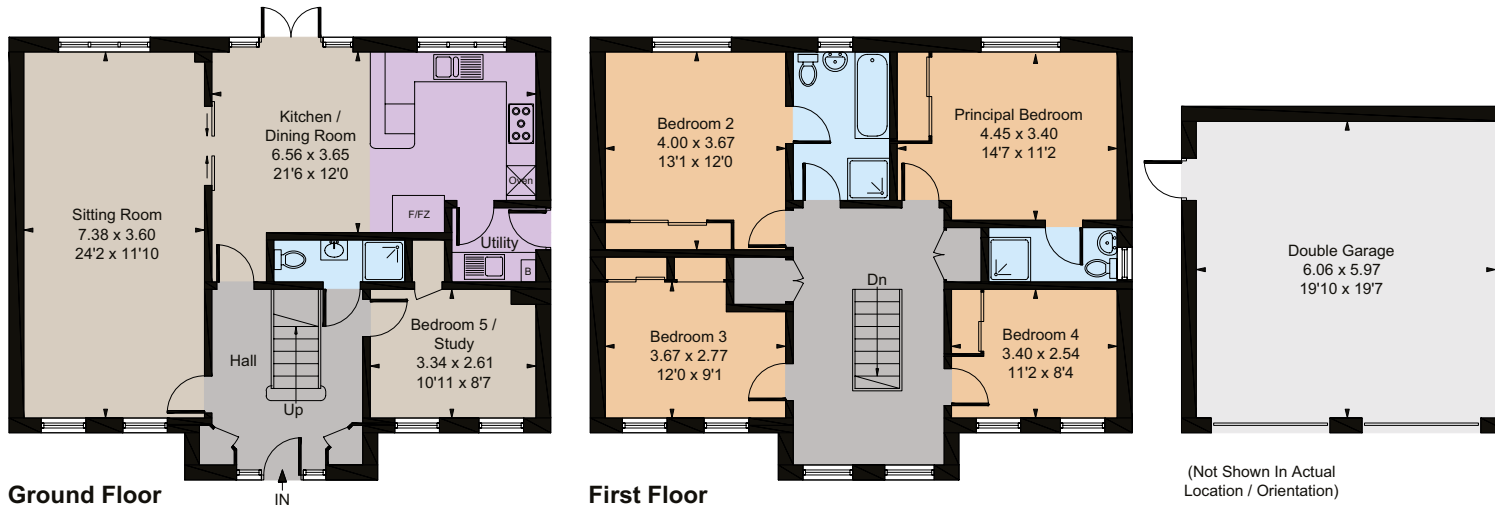
Local Authority: Norwich City Council
(0344 980 3333)

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc. may be available by separate negotiation if required.

Rights of Way, wayleaves and easements:

The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Viewing: Strictly by appointment through Strutt & Parker.



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 purchase.

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Norwich

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