



Mustard Way, Trowse

In Excess of **£725,000**

websters.



Mustard Way

Trowse, Norwich

Presenting this outstanding detached family home located in a desirable neighbourhood, this property offers a perfect blend of style and functionality. Boasting four double bedrooms off the landing, two ensuite shower rooms, and two further bathrooms along with a utility room, this residence provides ample space for comfortable living. The impeccably designed open plan kitchen, dining, and family room creates a welcoming hub for every-day gatherings, while a separate lounge and study offer additional areas for relaxation or work.

Externally, this property features a generous enclosed rear garden, providing a tranquil outdoor space ideal for unwinding or entertaining. Further benefits include a double garage and ample off-street parking, ensuring convenience and security for multiple vehicles. With a commendable EPC rating of B, this property combines luxurious living with energy efficiency. Don't miss the opportunity to make this meticulously maintained home yours and experience a lifestyle of comfort and elegance.

Council Tax band: F

Tenure: Freehold

Double garage: 2 Parking Spaces. Electric double garage doors with power and lighting.

Off street: 4 Parking Spaces. Large hard stand driveway.





Entrance Hall

Part obscure double glazed composite front door with fan light, tiled flooring with underfloor heating, carpeted stairs to the first floor, built in storage cupboard and further doors to study, shower room, lounge and kitchen / diner / family room.

Study

11' 4" x 11' 1" (3.45m x 3.38m)

Bay fronted uPVC double glazed sash windows to the front aspect, carpeted flooring with under floor heating and a built in storage cupboard.

Shower Room

7' 7" x 5' 7" (2.31m x 1.70m)

Large walk in shower with dual shower heads, tiled backing and glass door, low set WC, hand wash basin set to vanity with tiled splash back, heated towel rail, tiled flooring and an extractor fan.

Lounge

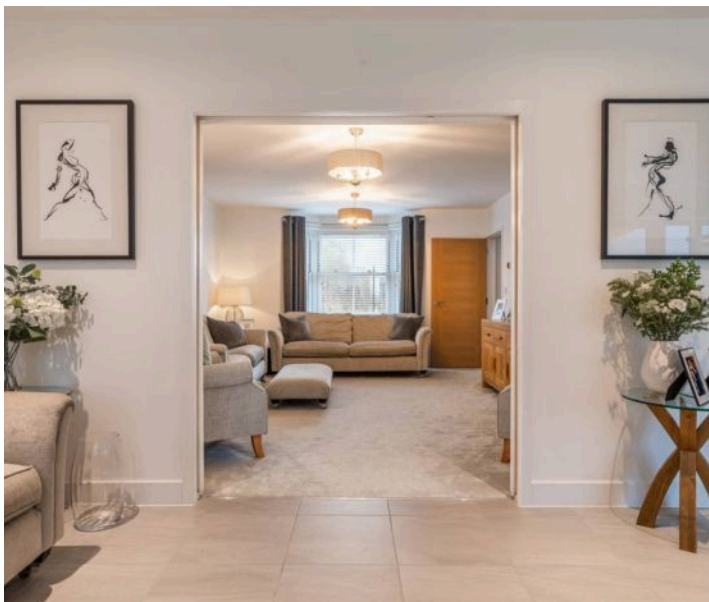
17' 9" x 13' 5" (5.40m x 4.09m)

UPVC bay fronted double glazed sash windows to the front aspect, floor laid to carpet with under floor heating and double pocket doors leading to:

Kitchen / Diner / Family Room

16' 6" x 36' 9" (5.02m x 11.21m)

Outstanding open plan space comprising a range of wall and base units with Corian work tops, integrated double electric oven, integrated induction hob with extractor hood over, integrated dish washer, space for American style fridge - freezer, sunken one and a half bowl stainless steel sink with mixer tap, two uPVC double glazed windows to the rear aspect, uPVC double glazed French double doors to the rear garden with side windows, two further uPVC double glazed windows to the side aspects and high quality tiled flooring with under floor heating. Door to:





Utility Room

10' 1" x 5' 0" (3.07m x 1.52m)

Comprising a range of wall and base units with Corian work tops, wall mounted gas boiler, space and plumbing for washing machine and tumble dryer, sunken stainless steel sink with mixer tap, tiled splash back, part double glazed composite door to the driveway and high quality tiled flooring with under floor heating.

Landing

Doors to four bedrooms and bathroom, floor laid to carpet, built in storage cupboard, airing cupboard, loft hatch, radiator and a uPVC double glazed sash window to the front aspect.

Bedroom One

10' 8" x 13' 8" (3.26m x 4.16m)

Double bedroom with a large built in wardrobe, uPVC double glazed sash window to the front aspect, floor laid to carpet and a radiator. Door to:

Ensuite

6' 7" x 8' 1" (2.00m x 2.46m)

Large walk in shower with dual shower heads over, tiled backing and sliding door, low set WC, hand wash basin set to vanity with tiled splash back, tiled flooring, heated towel rail, extractor fan and an obscure uPVC double glazed window to the side aspect.

Bedroom Two

12' 10" x 10' 6" (3.92m x 3.20m)

Double bedroom with a uPVC double glazed window to the front aspect, two built in wardrobes, floor laid to carpet and a radiator. Door to:

Ensuite

9' 6" x 4' 10" (2.89m x 1.48m)

Enclosed walk in shower with dual shower heads, tiled backing and sliding door, low set WC, hand wash basin set to vanity with tiled splash back, LVT flooring, heated towel rail and an extractor fan.



Bedroom Three

12' 2" x 13' 9" (3.72m x 4.19m)

Double bedroom with a uPVC double glazed window to the rear aspect, built in wardrobe, floor laid to carpet and a radiator. Door to main bathroom.

Bedroom Four

12' 1" x 11' 3" (3.69m x 3.43m)

Double bedroom with a built in wardrobe, uPVC double glazed window too the rear aspect, floor laid to carpet and a radiator.

Bathroom

8' 11" x 9' 5" (2.72m x 2.86m)

Four piece suite comprising a panel bath with tiled backing, low set WC, hand wash basin set to vanity with tiled splash back, large walk in shower with dual shower heads, tiled backing and glass sliding door, tiled flooring, heated towel rail, extractor fan and an obscure uPVC double glazed window to the rear aspect.

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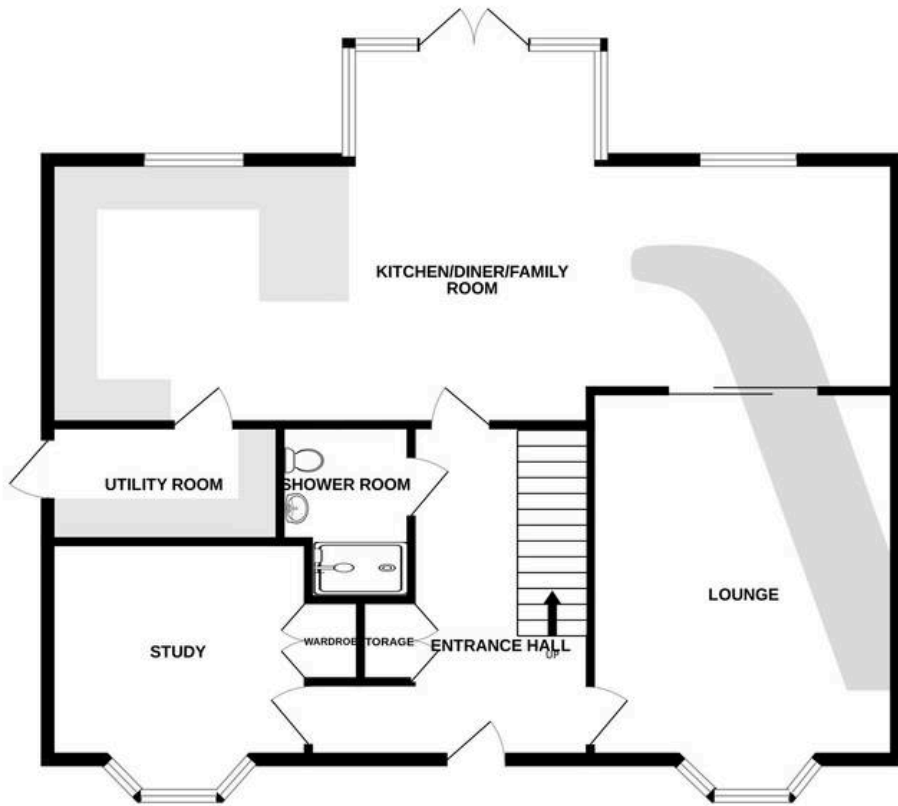
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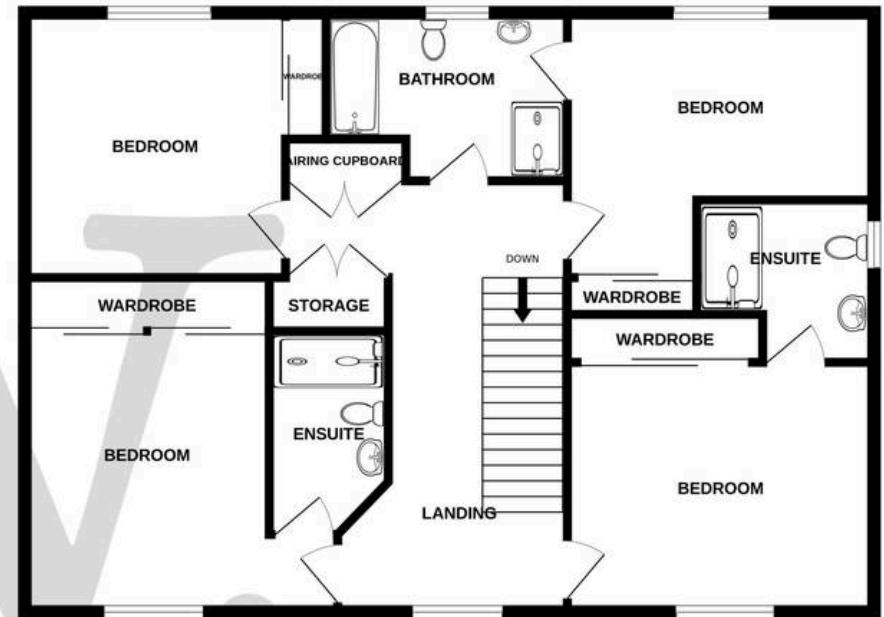
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GROUND FLOOR



1ST FLOOR



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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