

HADLEY TAYLOR

2 HIGHLAND CRESCENT, TROWSE NR14 8GA

EXCELLENTLY PRESENTED SEMI-DETACHED HOUSE LOCATED IN DESIRABLE TROWSE WITH ENTRANCE HALL, SITTING ROOM, SUPERB KITCHEN/DINER, GROUND FLOOR CLOAKROOM, 3 BEDROOMS, FAMILY SHOWER ROOM, EN-SUITE SHOWER ROOM, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, GARDEN AND TWO ALLOCATED PARKING SPACES
ENERGY RATING C



Sitting Room



Kitchen/Diner



Bedroom 1



Bedroom 2



Rear Garden



Rear Elevation



GUIDE PRICE £415,000

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.

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Location

The property is located in the desirable village of Trowse just one and a half miles from the centre of Norwich. The village has a primary school, church, convenience store, two pubs, a restaurant and a village green. Comprehensive shopping facilities, cinemas, theatres, pubs and restaurants can be found in nearby Norwich. Sporting facilities are right on the door step with rowing, sailing, canoeing, walking, cycling, dry slop skiing and open water swimming all available in nearby Whitlingham. The University of East Anglia and the Norfolk and Norwich hospital are also close by.

Accommodation

The ground floor accommodation comprises entrance hall, sitting room, superb kitchen/diner with access to the rear garden and cloakroom. On the first floor there are three bedrooms and a shower room off the landing and an en-suite shower room to bedroom one. The property is excellently presented throughout and benefits from gas fired central heating and double glazing.

Outside

The front garden is laid to shrub bed with a path leading to the front door. The rear garden is enclosed and laid mainly to patio with shrubs beds, rear access and an outside tap. There is allocated parking for two cars to the rear of the property.

Directions

Leave Norwich city centre on King Street, at the traffic light T-junction turn left onto Bracondale, at the next roundabout take the first exit staying on Bracondale, continue onto The Street into Trowse village and as you proceed onto Highland Crescent the property can be found on the left hand side of the road.

Local Authority

South Norfolk Council

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 212893

Selling your home

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