



33 Mustard Way, Trowse

Guide Price £300,000 - £325,000

33 Mustard Way

Trowse, Norwich

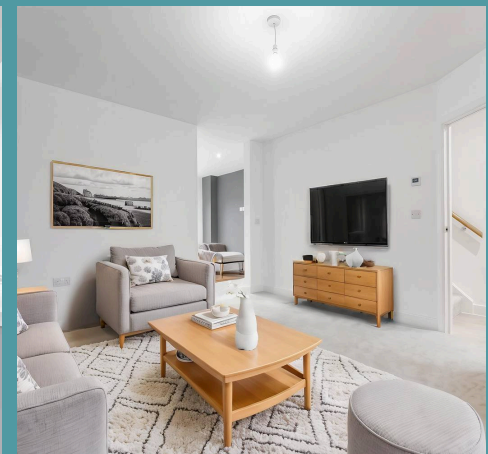
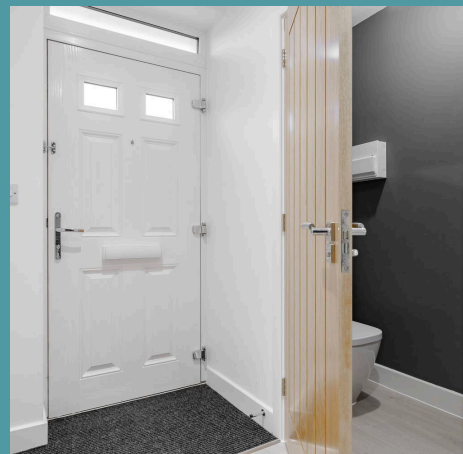
Mustard Way presents a stylish, low-maintenance lifestyle in one of Norwich's most desirable edge-of-city locations. Here, weekend lake walks, spontaneous ski sessions, and unbeatable Sunday lunches are all within walking distance, blending leisure with everyday convenience. The home itself offers easy modern living, with sleek interiors, smart design touches, and indoor-outdoor flow that suits both entertaining and downtime. Whether you're commuting, relaxing, or exploring, everything is on hand—from retail and dining at Riverside to the scenic calm of Whitlingham Park. It's a location and lifestyle that balances energy and ease in equal measure.

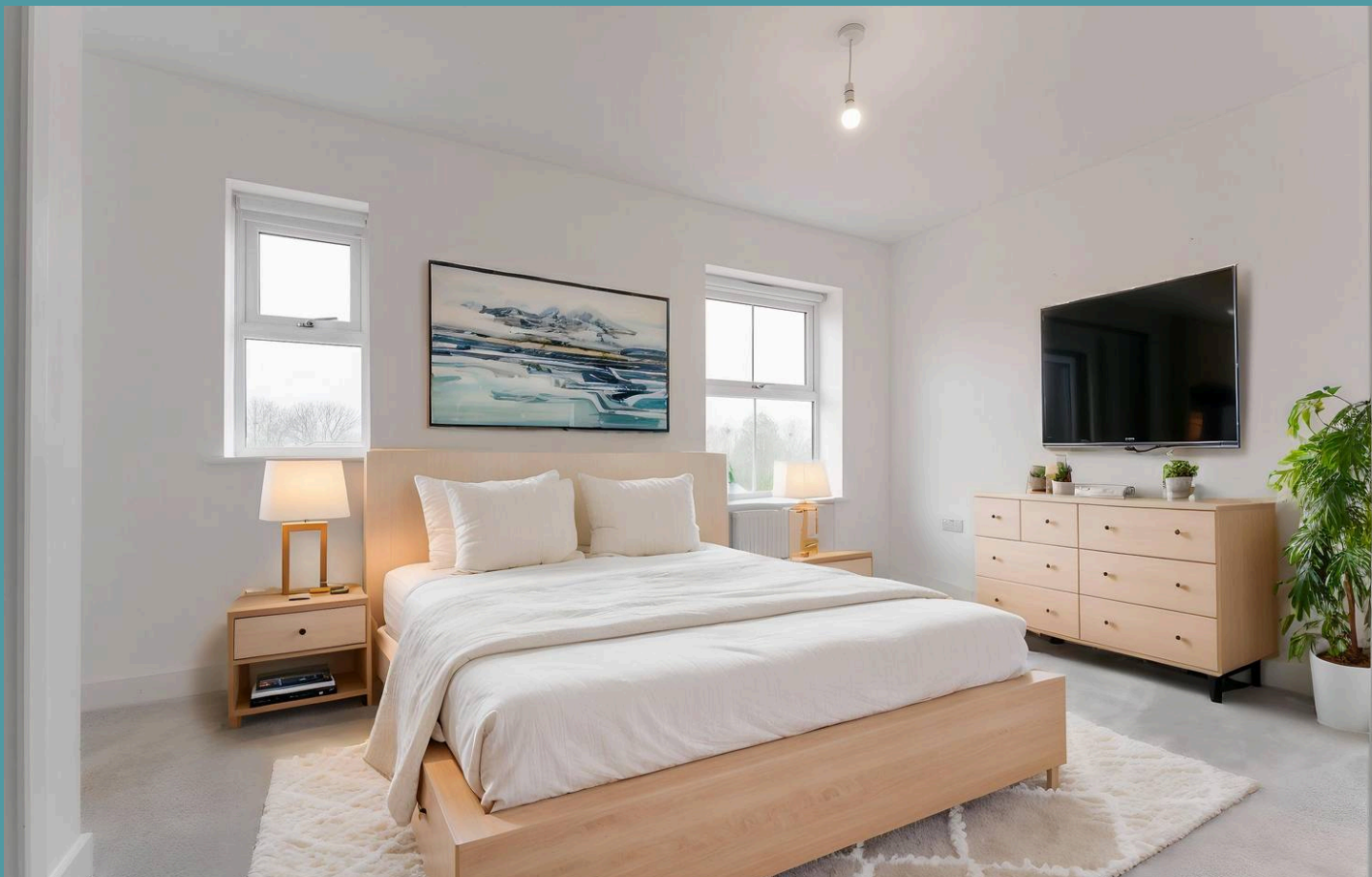
The Location

Trowse offers a vibrant village lifestyle just moments from the heart of Norwich, merging countryside charm with city convenience. On your doorstep, the Crown Point Tavern serves up legendary Sunday roasts alongside a full menu of crowd-pleasers, all in a welcoming setting with both cosy indoor tables and a lively outdoor terrace—ideal for soaking up the afternoon sun. Just down the road, Whitlingham Country Park is a weekend favourite, perfect for lakeside walks, picnics and fresh air. Refuel at the on-site café offering sweet treats, cakes and a selection of hot food that's ideal for a relaxed Sunday bite.

Adventure is close at hand with the Norfolk Snowsports Club in Trowse itself, offering year-round tubing fun, ski lessons for all ages and even freestyle sessions for the more daring. When it's time to dip into the city, Norwich is just minutes away by car, bike or bus. Even closer is Riverside Retail Park, packed with everyday essentials including Morrisons, plus a cinema, gym and a wide range of restaurants and cafés perfect for dinner plans or impromptu meetups.

For commuters, Norwich Train Station is just over the bridge, linking you to London and beyond, while the A47 is accessed directly from the village—making travel in any direction effortless. Whether you're after countryside calm, weekend adventure, or city





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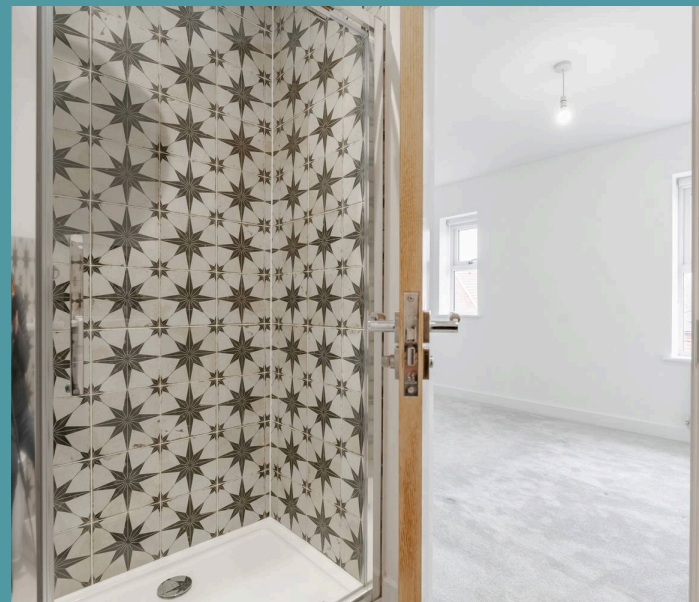
Trowse, Norwich

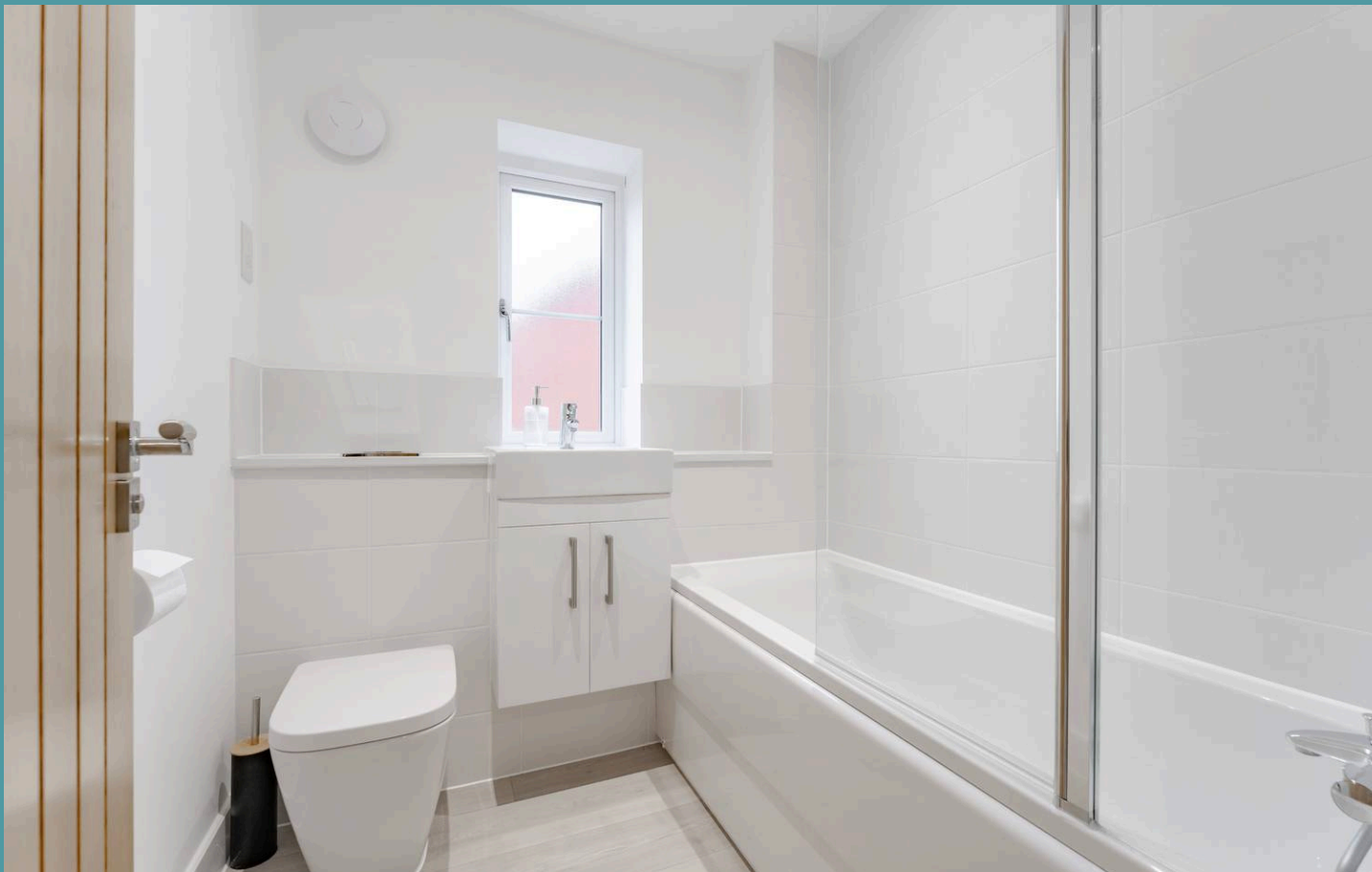
Mustard Way, Trowse

This superbly appointed mid-terraced home delivers modern living with style and ease, perfectly placed within a sought-after contemporary development in Trowse. Impeccably maintained and presented with a sharp eye for detail, it's offered with **no onward chain** and benefits from the remainder of an NHBC warranty, giving buyers complete peace of mind.

From the moment you enter, the quality and thoughtfulness in design are clear—underfloor heating warms the ground floor, and a flowing layout makes everyday living both comfortable and inviting.

Step into a light-filled lounge that opens smoothly into a sleek and stylish kitchen/diner—an ideal setting for entertaining or unwinding after a long day. The kitchen is finished to an excellent standard, complete with integrated oven, hob and extractor, along with direct access out to the rear garden—perfect for summer evenings or family breakfasts in the sunshine. A handy WC completes the ground floor layout, enhancing practicality without compromising on space.





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Upstairs, two generous double bedrooms await, both offering built-in storage to maximise function without clutter. The principal bedroom is further elevated with a contemporary en-suite shower room, while a separate family bathroom fitted with a smart three-piece suite serves the rest of the floor.

Clean lines, a neutral palette and thoughtful finishes throughout give the home a polished and cohesive feel, ideal for a buyer wanting something that's ready to enjoy.

To the front, two side-by-side allocated parking spaces add ease to daily life, while the rear garden offers a private escape with a patio area for alfresco dining and a lawn ready for children or pets to enjoy.

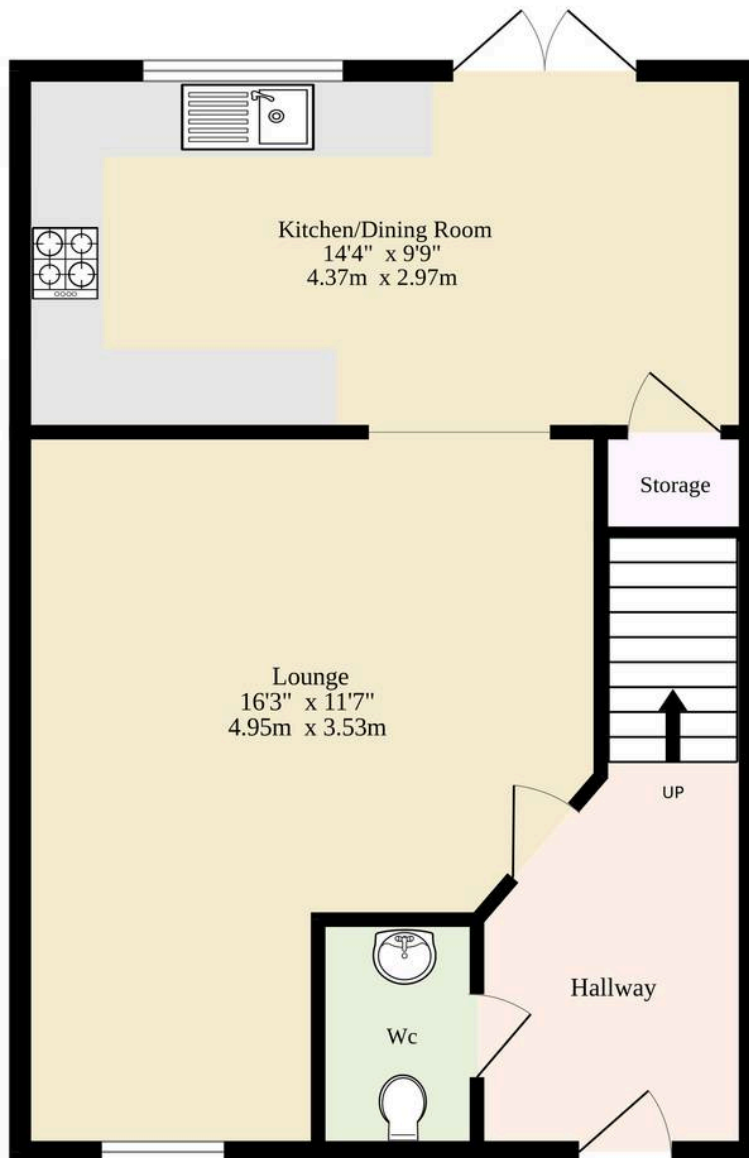
Agents Note

Sold Freehold

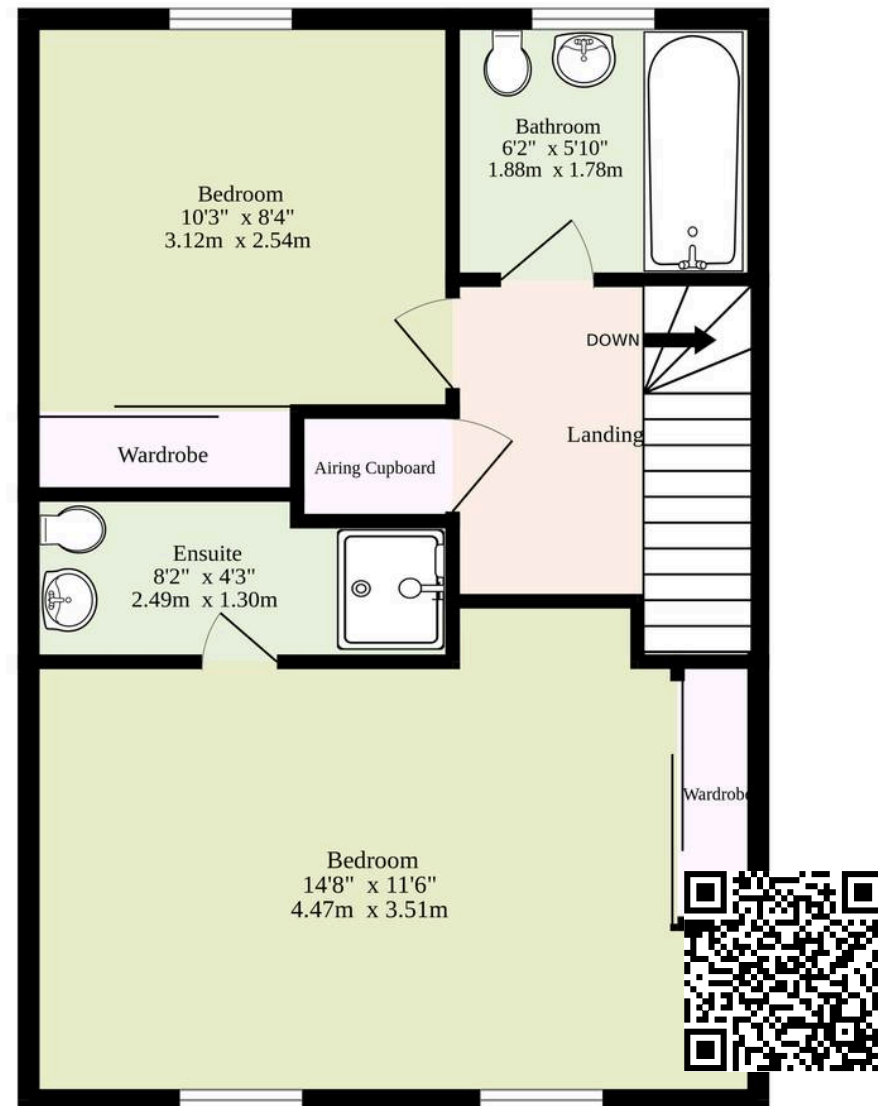
Connected to all mains services



Ground Floor
384 sq.ft. (35.7 sq.m.) approx.



1st Floor
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

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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