



2 Crown Point Villas Kirby Road, Trowse

Norwich



Guide Price  
Minors & Brady

## 2 Crown Point Villas Kirby Road

Built in the late 1800s as part of the original Colman's model village, the historic Colman's mustard estate, this home forms one of just ten original Victorian foreman's houses within Crown Point Villas, including the Head Foreman's House. Only one of these properties has come to market since 2016, highlighting the rarity and limited turnover within this distinctive setting. Positioned directly opposite protected woodland on a quiet dead-end road in the highly regarded village of Trowse, it stands apart as a niche heritage home rather than a standard semi-detached comparison. Its history, scarcity and retained character shape a property that feels both authentic and enduring. Retained fireplaces, light-filled reception rooms and an open-plan connection between the main living area and kitchen create a natural, sociable flow across the ground floor. Upstairs, well-proportioned bedrooms and landscaped, low-maintenance gardens complete a home that feels settled, considered and firmly rooted in its surroundings.

- Three-bedroom home located within the highly regarded village of Trowse, well positioned for village amenities and surroundings
- Semi-detached road presence with a gravel driveway providing practical off-road parking and a strong first impression
- Entrance hall with wooden flooring, creating a warm and welcoming arrival space
- Two reception rooms offering flexible living arrangements, both enhanced by retained fireplace features
- Front reception room enjoying a light, neutral décor and natural light, suitable for a range of uses
- Main reception room arranged around a central fireplace, with a large opening leading into the kitchen
- Kitchen fitted with sleek, contemporary units featuring minimal handles and space for a large fridge freezer
- Patio doors from the kitchen providing direct access to the rear garden





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### 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 buzz, Trowse places you right in the middle of it all.



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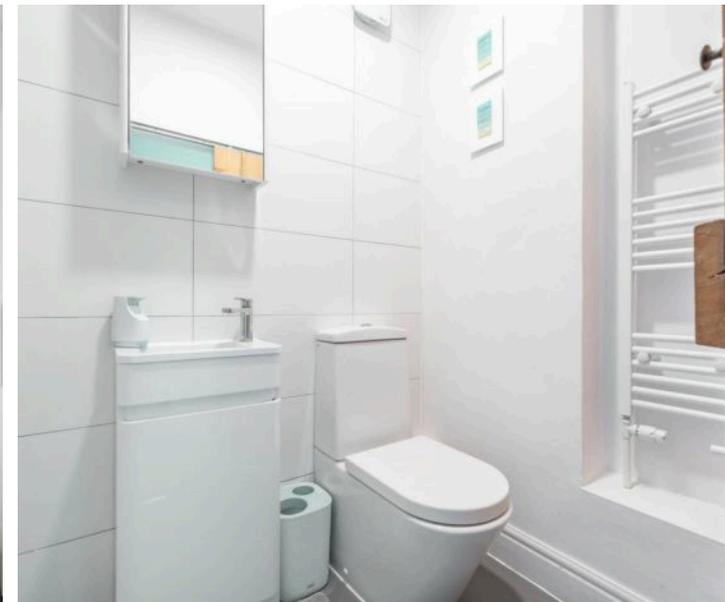
### Crown Point Villas, Kirby Road, Trowse

Set in the popular village of Trowse, this three-bedroom home offers strong road presence with the practical benefit of a gravel driveway providing off-road parking. The property sits well within its plot and immediately feels welcoming, with a straightforward layout that suits modern family living while retaining character features throughout.

The entrance hall sets the tone on arrival, finished with wooden flooring that flows neatly into the ground-floor accommodation. To the front of the property is the first reception room, decorated in a light, neutral colour palette and benefiting from a front-facing window that allows plenty of natural light to fill the space. An open fireplace with brick accents adds a focal point and warmth, while the room itself remains versatile enough for use as a snug, dining room, or additional living space.

The main reception room is positioned to the rear and retains its own fireplace, naturally drawing furniture around it and creating a comfortable, central living area. A large opening leads directly into the kitchen, forming an open-plan feel that enhances both flow and usability without losing definition between spaces.

This arrangement works particularly well for entertaining or day-to-day family life, allowing the rooms to connect while remaining practical.



The kitchen is fitted with sleek units featuring minimal handles that keep the look clean and contemporary. There is space for a large fridge freezer, and patio doors open directly onto the rear garden, bringing in additional light and creating an easy connection between indoor and outdoor living. The layout is efficient and well-suited to modern requirements without unnecessary complication.

Upstairs, the property offers three good-sized bedrooms, including a master bedroom with its own en-suite shower room. The remaining bedrooms are well proportioned and served by a family bathroom, making the layout suitable for families, guests, or those needing flexible working or storage space.

The home retains a number of original period features, including original internal doors and the original frosted-glass window between the bathroom and landing — believed to be the only property within Crown Point Villas to retain this distinctive detail.

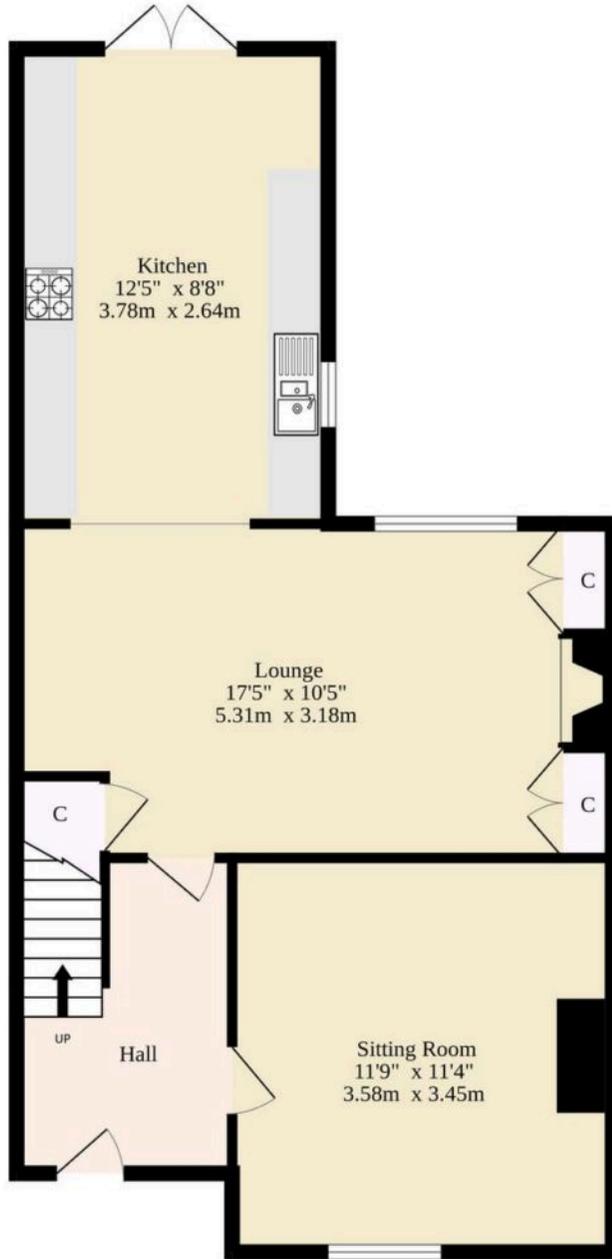
To the rear, the landscaped garden has been designed with low maintenance in mind. A raised main area features a circular lawn as its centrepiece, surrounded by bark borders that reduce upkeep while still providing a structured and attractive outdoor space. There is room for storage, and the garden offers a usable balance of greenery and practicality, ideal for both relaxation and everyday use.

The garden benefits from a south-westerly orientation, generous side access, a large garden shed, and useful storage areas to the side and rear, further enhancing its practicality.

There is also potential for a side return extension (STPP), as seen in neighbouring properties, along with scope to create a downstairs cloakroom, as demonstrated in neighbouring properties within Crown Point Villas.



Ground Floor  
481 sq.ft. (44.7 sq.m.) approx.



1st Floor  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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