

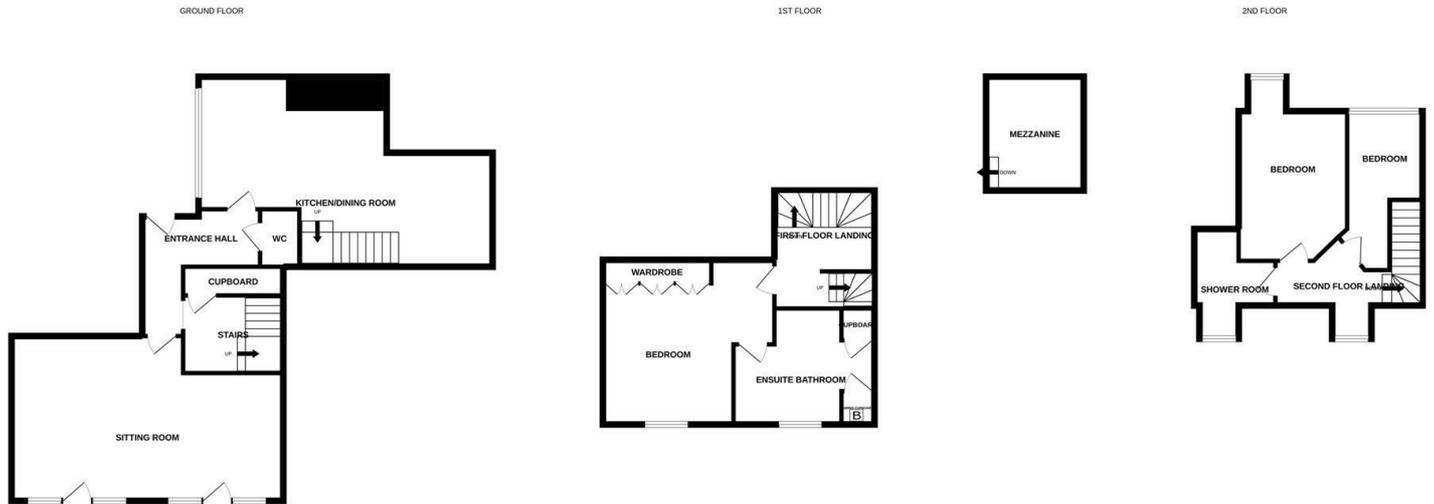


14 Whitlingham Hall Kirby Road | Trowse | Norwich

Offers Over £460,000

****RARELY AVAILABLE PROPERTY IN THE ICONIC WHITLINGHAM HALL DEVELOPMENT**** Gilson Bailey are delighted to offer this SIMPLY INCREDIBLE and SPACIOUS, GRADE II LISTED, THREE BEDROOM, three storey townhouse which has been renovated by its current owner. The property is located within the wonderful Whitlingham Hall development with its beautiful communal gardens and magnificent orangery. Accommodation comprises ENTRANCE HALL, SPACIOUS LOUNGE, WOW FACTOR KITCHEN/DINER with an IMPRESSEIVE MEZZANINE AREA ideal for entertaining and WC to the ground floor. On the first floor you will find the main BEDROOM with a MODERN EN-SUITE and to the second floor there are TWO FURTHER BEDROOMS and SHOWER ROOM off landing. Outside there is your OWN PRIVATE GARDEN that is allocated to the house and TWO ALLOCATED PARKING SPACES one of which is underground. The hall has extensive landscaped communal grounds of approximately 7 acres for the use of all the residents and include a large lake with fountain and full use of the impressive, grand communal orangery which can also be hired out for free for special occasions.





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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Location

The gated complex of Whitlingham Hall can be found just to the south of Norwich with great access to neighbouring local villages, A47 southern bypass, Whitlingham country park, University of East Anglia, Norfolk and Norwich University Hospital and the historic and cultural city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 24'1" x 14'4"

Double glazed window, radiator, doors to rear garden.

Kitchen/Diner 26'7" x 15'1"

Quality Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, integrated dishwasher, fridge and freezer, single glazed window, dining area, mezzanine seating area.

WC

Low level WC, hand wash basin, extractor fan.

First Floor Landing

Door to bedroom one and stairs to second floor.

Bedroom One 14'8" x 14'6"

Secondary glazed window, radiator.

En-Suite 11'11" x 10'5"

Tiled bath, shower cubicle, low level WC, hand wash basin, radiator, single glazed window.

Second Floor Landing

Doors to two bedrooms and shower room.

Bedroom Two 16'2" x 9'9"

Single glazed window, radiator.

Bedroom Three 13'11" x 5'8"

Single glazed window, radiator.

Shower Room 9'11" x 7'3"

Shower cubicle, low level WC, hand wash basin, radiator, single glazed window.

Outside Rear

Lawned garden, enclosed by trees and brick walling.

Communal Grounds

Wonderfully landscaped grounds extending to approximately 7 acres which includes lawned gardens, shingled pathways, lake with fountain, box hedging and rose beds. All residents have the use of the superb orangery which is perfect to celebrate special occasions.

Local Authority

South Norfolk District Council, Tax Band D.

Tenure

Leasehold - Term 999 years from 1 January 2002. Please note service/maintenance charges are £312.51 per calendar month. For further information, please contact the office.

Historical Note

Whitlingham Hall was built in 1865 to the design of H E Coe in the Elizabethan style for the Norwich banker Sir Robert Harvey. It then passed into the hands of the Colman family, the mustard manufacturers. It was extended in 1882 and remained the family home until the 1950's. In 2003, the PJ Livesey Group, converted Whitlingham Hall into several apartments and houses. The Grade II listed Hall stands in landscaped gardens and grounds of about 7 acres.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band D

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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