

ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Den Brielstraat 7 3554 XD Utrecht

Features



108m²

108m²

381m³

Energy label A

€ 550.000,- k.k.

Year built 1938



Rotsvast Utrecht

T: +31 30 21 44 346
E: utrecht@rotsvast.nl
www.rotsvast.nl

Features

Transfer

Price: €550.000,-

Status: Sold

Offered since: 17 September 2026

Acceptance: In consultation

Build

Property type: Single-family house

Construction type: Residential house

Year built: 1938

Roof type: Composite roof

Surface areas and volumes

Plot area: 108 m²

Volume: 381 m³

Layout

Number of bedrooms: 7

Number of bathrooms: 2

Number of floors: 3 woonlagen

Facilities: Solar panels

Energy label: A

Insulation: Roof insulation, wall insulation, double glazing

Heating: Central heating boiler, warmtepomp

Hot water: Central heating boiler

Cadastral municipality: Lauwerecht

Ownership: Full ownership

Main garden: Back garden

Main garden area: 47m²

Main garden location: Southwest

Facilities

Garage types: No garage

Description

930s character, modern-day comfort ??? energy-efficient family home in Zuilen!

Looking for a spacious family home where characterful period details meet today's sustainability?

This characteristic home with bay window has been fully brought up to date: energy label A, a heat pump and solar panels ensure low consumption and high comfort. With no fewer than 5 (bed)rooms spread across three floors and a lovely back garden, this is a home a family can enjoy for years to come. Living in sought-after Zuilen, within cycling distance of the city centre.

Location

The home is located in a popular part of Zuilen (Geuzenwijk), in Utrecht Noordwest ??? a quiet, green and family-friendly neighbourhood with many young families. All everyday amenities are right around the corner: the Rokade shopping centre, various schools and childcare, sports facilities and a supermarket within walking distance. For relaxation you're close to the Julianapark, the river Vecht, Fort aan de Klop and Slot Zuylen. The historic centre of Utrecht is around 10???15 minutes away by bike, NS station Utrecht Zuilen is just a few minutes' cycle away, and the A2, A27 and A12 motorways are quickly reached.

Layout

Ground floor: Entrance hall with meter cupboard and separate toilet. At the street side a pleasant room with bay window, ideal as a home office or playroom. At the garden side the spacious, light-filled living room (ceiling height approx. 2.64 m) with an open kitchen in a galley layout; French doors give direct access to the garden. This floor also features a complete bathroom.

First floor: Landing providing access to three bedrooms and the second bathroom (with shower and toilet), which does still need to be modernised.

Second floor: Landing giving access to a generous bedroom under the eaves. This bedroom has two separate areas, so the eldest child can have both a living/study area and a sleeping area here.

Garden: The home has been extended across its full width and sits favourably on the plot; thanks to these two factors there is considerably more space in the back garden.

Energy label A ??? energy-efficient and comfortable

Fitted with a heat pump

Media



Media



Media



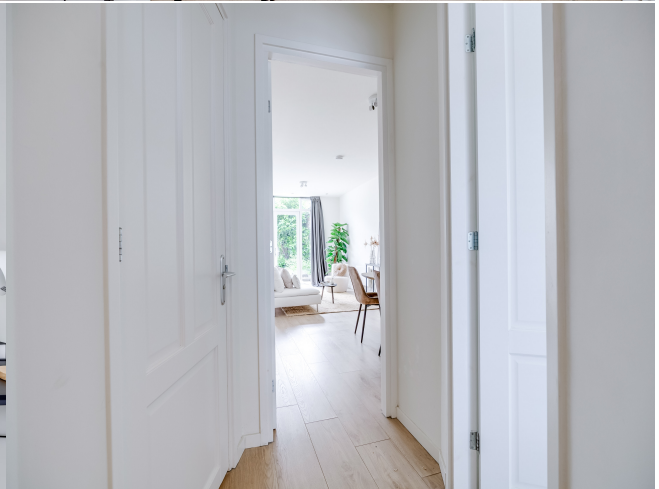
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