



## 39 Woodland Drive, Thorpe End

£460,000 - £470,000 Freehold

Welcome to this beautifully renovated and deceptively spacious four-bedroom detached bungalow, perfectly positioned in a peaceful cul-de-sac in the heart of Gorleston. Meticulously updated throughout, this residence combines modern living with thoughtful design, offering a seamless blend of style, comfort, and functionality. Boasting a brand-new kitchen, upgraded heating system, complete rewire, and high-quality finishes from top to bottom, this exceptional home is offered chain-free and ready to move into.



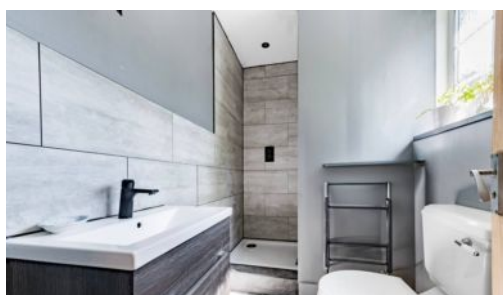
## Location

Located in the prestigious garden village of Thorpe End, Woodland Drive enjoys a prime position within one of Norfolk's most sought-after residential areas. Known for its leafy streets, spacious plots, and peaceful atmosphere, Thorpe End offers an ideal blend of countryside charm and urban convenience. Just a few miles east of Norwich city centre, the property benefits from excellent transport links via the A47 and nearby train stations, making commuting quick and accessible. Local amenities, including independent shops, cafés, and well-regarded schools, are close at hand, while the surrounding green spaces and woodland walks provide a tranquil setting for outdoor leisure. This desirable location is perfect for families, professionals, and anyone looking to enjoy a quality lifestyle within easy reach of the city.



## Woodland Drive

Upon entering this stunning residence, be prepared to be impressed by the bright and airy interiors that have been meticulously renovated. A complete rewire of the property ensures peace of mind, while the newly installed heating system, flooring, and carpets offer both comfort and style.





The ground floor layout is thoughtfully designed, featuring a welcoming hall that leads you to the expansive lounge and an extended reception space that effortlessly connects to the rear garden through sliding doors. The dining room provides access to the utility room and the heart of the home, the remarkable 28ft new kitchen, which has been transformed into a contemporary space with sleek finishes and modern amenities providing the perfect setting for culinary activities. Additionally, the ground floor accommodates two bedrooms and bathrooms, ensuring convenience and accessibility.

Ascending to the upper level, you'll find the remaining two well-appointed bedrooms offering privacy and comfort as well as access to the roof terrace. The exterior of the property boasts ample off-road parking with a large driveway that can accommodate up to eight vehicles, ideal for hosting family and guests.

The tranquil rear garden offers a peaceful sanctuary for relaxation and outdoor entertaining. With its private front and rear gardens providing a serene environment, the property is perfect for enjoying the upcoming summer months.

### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

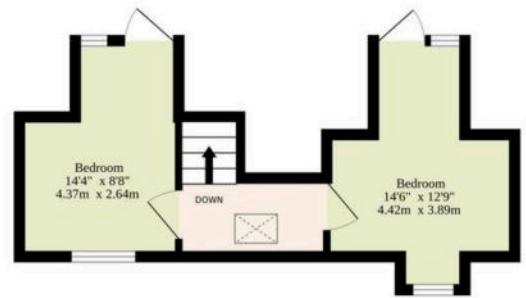
EPC Environmental Impact Rating: D



Ground Floor  
1350 sq.ft. (125.4 sq.m.) approx.



1st Floor  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.3 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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