



THE STORY OF

71a Thunder Lane

Norwich, Norfolk

SOWERBYS



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71a Thunder Lane

Norwich, Norfolk
NR7 0PZ

Detached Family Home

Immaculately Presented Throughout

Substantial Plot on a Highly Sought After Road

Brilliantly Versatile Accommodation

Open-Plan Living Options

Four Large Double Bedrooms

Two En-Suites

Large Garage and Off Road Parking

Impeccable Landscaped Gardens

Idyllic and Prestigious Location close to Norwich

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Standing proud on arguably the most desirable road in the hotly sought after village of Thorpe St Andrew, this handsome and substantial family home boasts a wealth of impeccably presented accommodation including four large double bedrooms. Timeless architecture, an elevated position and mature surroundings make for a superb home to accompany a happy and fulfilling lifestyle, offering not only easy reach to the city, but a thriving village community and wealth of amenities on the doorstep.

Beyond the front door, the welcoming embrace of a wonderfully kept family home is immediate. The sociable kitchen/breakfast room draws you to the rear of the home where time together as a family can be enjoyed alongside splendid views of the garden. The kitchen boasts a wealth of fine cabinetry topped with granite whilst the breakfast bar adds to the sociable feel of the room. This open-plan layout is well balanced by the adjacent formal dining room, cleverly linked via large double doors to the elegant sitting room which allows the rooms to be used individually or combined into a larger space. A well-equipped utility room complements the kitchen and a rear door makes it a handy boot room also after a sunny afternoon enjoying the garden.

The bedrooms bring superb versatility to this highly functional home with a suite over the garage being almost entirely self-contained, perfect for older children or dependant relatives. This large bedroom has space enough for a further seating area and boasts a well appointed en-suite of its own. Rising to the first floor reveals three further bedrooms including the spacious principal suite – this room makes the best of the attractive bay window and enjoys far reaching views across the canopy of mature trees. A further en-suite and large built in wardrobe round off the impressive bedroom suite. Two further large double bedrooms are well served by the family bathroom.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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A fine feature of this home is the plot in which it sits. The spacious driveway provides ample off-road parking whilst the large garage is an invaluable practical addition. Well-stocked raised beds are retained by attractive flint walls and make for an wonderful welcome home. The rear garden enjoys a sprawling sun terrace ideally located to make the very best of the sunshine whilst steps lead to the manicured lawn, interspersed by handsome mature trees and well- stocked borders – a true oasis.



Thorpe St Andrew

A CHARMING RIVERSIDE GEM
BLENDING HISTORY WITH NATURE

A popular suburb, Thorpe St. Andrew, is approximately 4 miles from the centre of the cathedral City of Norwich, with the train station being approximately a ten minute drive away, and Norwich Airport around 15 minutes drive, via the easily accessible Northern Distributor Road.

Within Thorpe St. Andrew itself there are various facilities including a health club, an attractive river green with a delightful riverside setting, public house and small shops. A Sainsbury's supermarket is also close by. The local school is rated as outstanding.

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants.

There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city.

Norwich is located approximately 40 minutes from the delightful North Norfolk coast and beautiful countryside, whilst still being a vibrant, ever evolving city.



Note from the Vendor



“We’ve loved the convenience; good schools, walking distance to the city centre, and it’s very quiet.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0360-2635-8140-2407-2831

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///riders.scrap.figure

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

