



THE STORY OF
St Margarets
Thorpe End, Norfolk

SOWERBYS



THE STORY OF

St Margarets

46 Plumstead Road, Thorpe End, Norfolk
NR13 5BU

Most Desirable Location

Sympathetically Extended

Impressive Kitchen/Breakfast Room

Sitting Room with Wood-Burner Style Gas Fire

Further Reception Room/Office

Office/Bedroom Four

Shower Room and Utility Room

Three First Floor Bedrooms and Family Bathroom

Parking and Garage

Well-Landscaped Substantial
Garden of 0.3 Acres (STMS)

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com

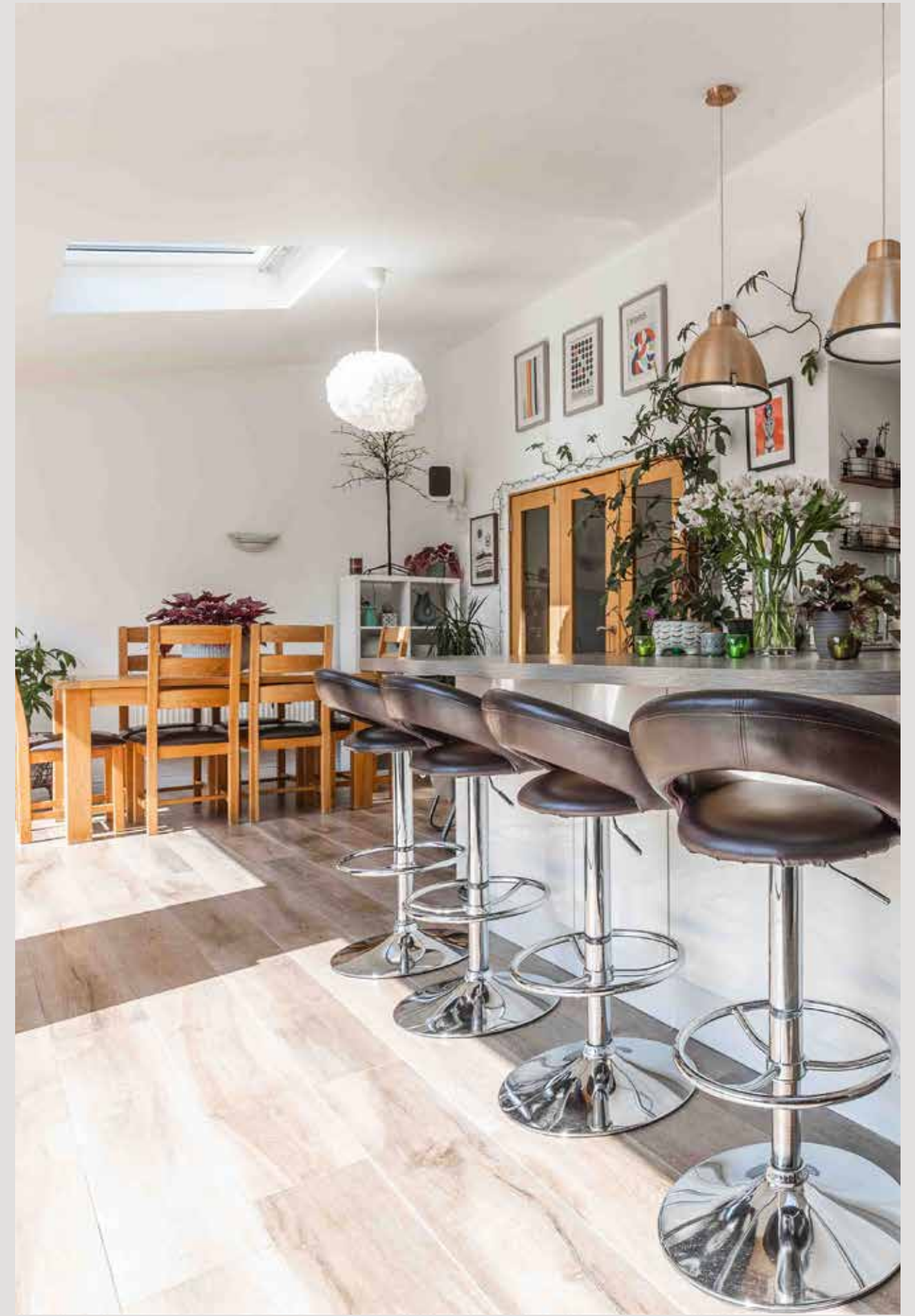




This fine home is located within the popular village of Thorpe End, conceived in the 1930s as a garden village with all the original homes created with the same ethos of a cleaner, simpler way of life. As one of the original properties, St Margarets enjoys a superb plot, set back from the road, wonderfully discreet, mature and private. The current owners have enjoyed family living here and have sympathetically extended the property to create the most impressive kitchen/breakfast/family room, incorporating a high specification kitchen including two Neff 'Slide and Hide' ovens, a six ring gas hob and a hot water tap.

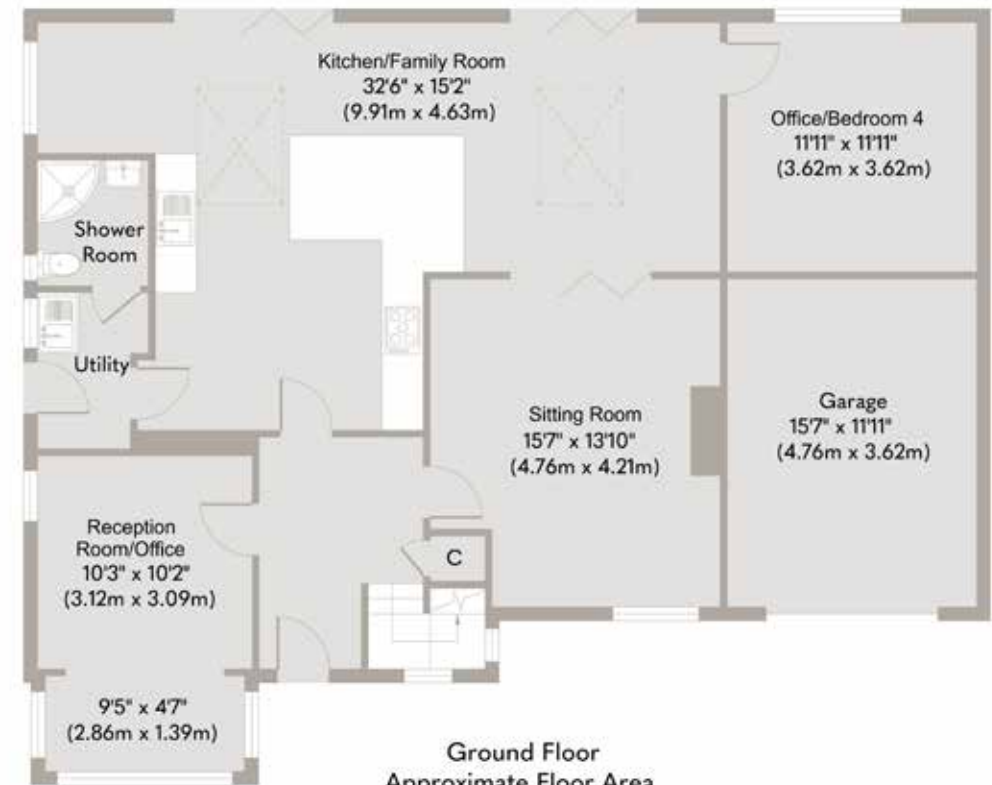
A spacious entrance hall serves the dual aspect reception room/office room to the front, with its bay window giving the room a lovely feel and plenty of natural light. The sitting room is a great space, perfect for relaxing and, in the winter months, lovely warmth from the wood-burner style gas stove. Oak flooring throughout the sitting room, hall and reception room creates a wonderful flow. Folding oak doors take you into the truly impressive, vaulted kitchen/breakfast/family room, flooded with natural light from the two roof lights and double bi-fold doors that really do bring the outdoors in. In addition, there is a well appointed office that could also be utilised as a ground floor bedroom if so required. A modern, well-fitted shower room and a utility room are also on offer in this fine family home.

The first floor is home to three well-proportioned bedrooms and a modern well-fitted family bath and shower room.





First Floor
Approximate Floor Area
538 sq. ft
(49.96 sq. m)



Ground Floor
Approximate Floor Area
1354 sq. ft
(125.75 sq. m)

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.

Copyright V360 Ltd 2025 | www.houseviz.com



With Plumstead Road lined by mature oak trees, to the front there is a large gravelled driveway with parking and access to the garage. Established planting gives privacy and a lovely outlook is provided by a rockery, lawn and ornamental fishpond.

To the rear, the south-south-east facing garden has been well-landscaped and offers a wide variety of planting and a sweeping lawn, complemented by native hedging, a wildflower meadow and wildlife pond. A wonderful addition has been the spacious terrace, perfect for enjoying views of the garden and excellent for those summer parties. To the far reaches of the garden, as well as a decked area, you will find a productive kitchen garden, fruit trees, established fruit beds and a herb garden, making this a true gardeners delight.





Thorpe End

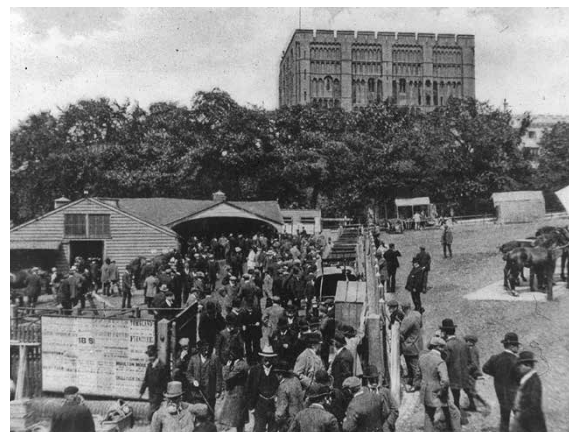
A BEAUTIFUL GARDEN VILLAGE

On the east side of Norwich, Thorpe End has its roots firmly set in the “Garden City” tradition pioneered by Letchworth in the 1900s and Welwyn in the 1920s, conceived by Ebenezer Howard as an antidote to the “great smoky cities” spawned by the industrial revolution. The 1930s saw the conception of Thorpe End as a garden village with all the original homes created with the same ethos of a cleaner, simpler way of life. The village is known locally as the “garden village” and has an in-bloom gardening event for people to showcase their own gardens. There are also shops and a village hall.

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK’s most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

With direct trains to London’s Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from Sowerbys



“...a true gardener’s delight.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 3035-8925-8400-0158-9202

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: ///improving.clean.highs

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

