



THE STORY OF

34 Thunder Lane

Norwich, Norfolk

SOWERBYS



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34 Thunder Lane

Norwich, Norfolk
NR7 0PX

Desirable Location

Sympathetically Extended

Superb Kitchen/Breakfast Room

Sitting Room and Office

Snug and Shower Room

Principal Bedroom with En-Suite

Three Further Bedrooms

Family Bathroom

Off Road Parking

Established Rear Garden

SOWERBYS NORWICH OFFICE

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This fine home has been lovingly extended and updated by the current owners to create a versatile and enjoyable living space with plenty of room to relax.

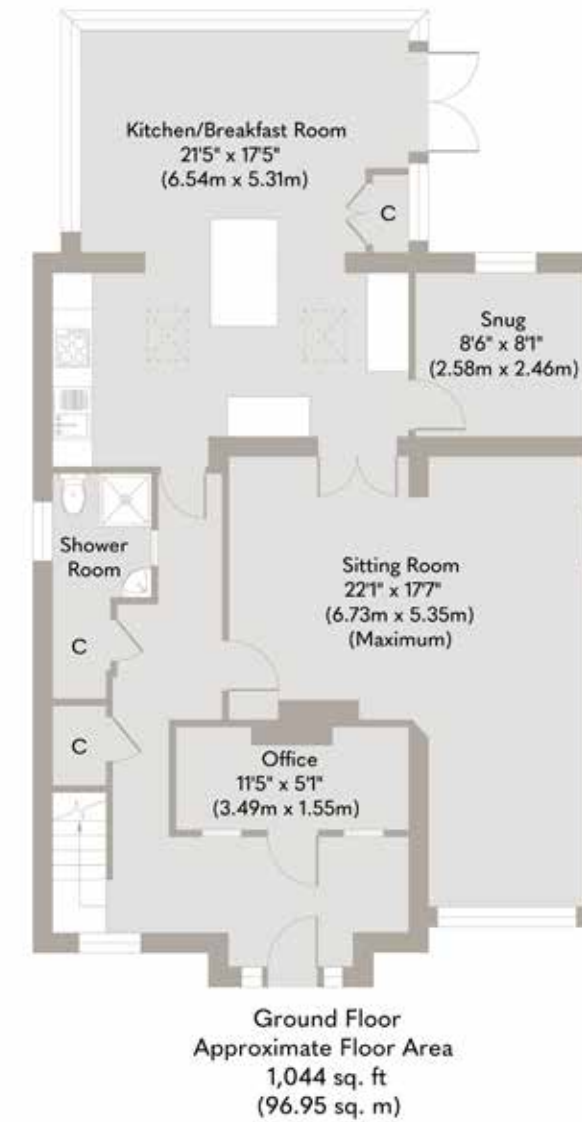
To the front, there is off-road parking for several vehicles along with some attractive, established planting. Upon entering, the spacious entrance hall offers a generous cloaks cupboard and a quirky little study - perfect for working from home or quiet reading.

The sociable, L-shaped sitting room is an inviting space, ideal for relaxing in the evenings. At the heart of the home is the well-fitted kitchen/breakfast room, offering ample workspace and storage - perfect for the keen cook and a superb space for family life. A central island unit provides a convenient spot for breakfast and casual dining while enjoying views of the garden beyond. There's also plenty of room for a dining table, ideal for entertaining guests.

In addition, there's a cosy snug for quieter moments and a convenient separate shower room with utility area on the ground floor.

Upstairs, the first floor hosts four well-appointed bedrooms. The principal bedroom enjoys a stylish en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

To the rear, a generously sized terrace is perfect for summer entertaining, with a lawn area, a storage shed, and well-established planting and boundary hedging providing privacy and charm.



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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...the garden is peaceful
and not overlooked - a
real private haven.



Norwich

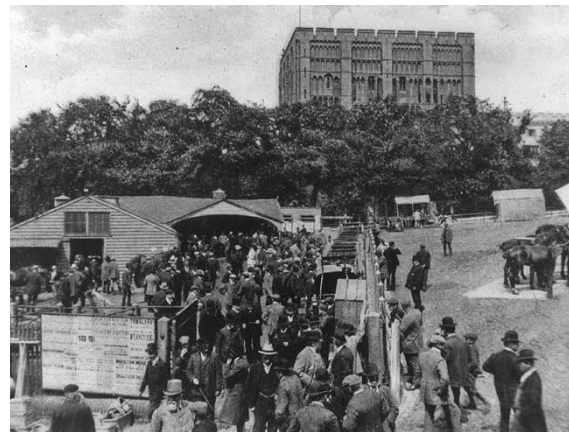
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

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 the Vendor



Whitlingham Country Park

“Whitlingham Marsh is one of our favourite places - great for the dogs and very easy to get to.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 5137-0929-1309-0953-1206

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: /// budget.larger.loyal

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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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