

propertyladder



White Farm Lane, Norwich, NR7

Impressive Four Bedroom Detached Home In Thorpe St Andrew!

GUIDE PRICE £675,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

THORPE ST ANDREW DREAM HOME DELIVERED!

The ground floor features a large welcoming entrance hall, a generous living room, a formal dining room, and a study. The highlight is the stylish garden room, filled with natural light from skylights and opening directly onto the rear garden. The kitchen/breakfast room has been recently refitted to a high standard, complete with an island unit and quality appliances.

On the first floor, the spacious landing gives access to four double bedrooms, including a principal bedroom with ensuite shower room. The family bathroom is finished to a high standard and features both a bath and a separate shower.

A fixed staircase leads to the second floor, where a versatile attic room provides an ideal hobby room, study or additional bedroom, complete with skylight window, eaves storage, and full décor.



“stylish garden room, filled with natural light from skylights and opening directly onto the rear garden”



Overview

- Detached Family Home Of Excellent Quality
- Large Welcoming Entrance Hall
- Generous Living Room And Formal Dining Room
- Stylish Garden Room With Skylights And Garden Access
- Refitted Kitchen/Breakfast Room With Island & High-End Appliances
- Four Double Bedrooms, Ensuite To Principal Bedroom
- Family Bathroom With Separate Shower And Bath
- Decorated Attic Room With Skylight & Eaves Storage





Location

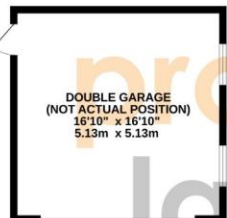
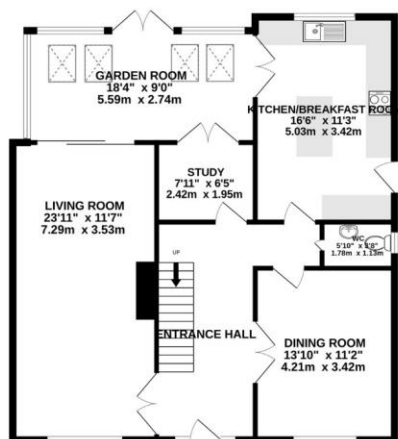
Thorpe St Andrew is one of Norwich's most sought-after suburbs, offering the perfect balance of convenience and community. Just three miles east of the city centre, the area is well served by excellent schools, local shops, riverside pubs and restaurants, and a wide range of amenities. The nearby Broadland Northway provides easy access to the A47, A11 and the Norfolk Broads, while Norwich city centre and train station are only a short drive away. With its blend of history, green spaces, and vibrant community life, Thorpe St Andrew remains a top choice for families and professionals alike.



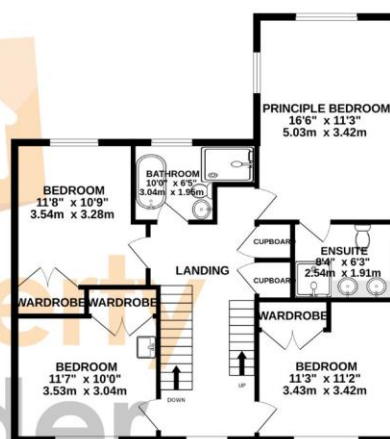
Outside

The outside space has been landscaped to an excellent standard, featuring a resin driveway, ample off-street parking, and a detached double garage. The rear garden is a true delight, with a large patio off the garden room, a superb artificial lawn, neat flower and shrub borders, and a charming summer house.

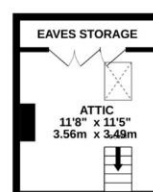
GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR
847 sq.ft. (78.7 sq.m.) approx.



2ND FLOOR
188 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 2296 sq.ft. (213.3 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.
Made with Metropix ©2025

FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: F

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

**BRITISH
PROPERTY
AWARDS**
2023 & 2024

GOLD WINNER
ESTATE AGENT
IN NORWICH
(NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.