

The Lilacs, Thorpe End
Offers in Excess of **£750,000**



PENDEFORDS
INDIVIDUAL PROPERTY SPECIALISTS

INSIGHT

Truly a hidden gem in the sought-after village of Thorpe End, this stunning four-bedroom individually designed property with enviable field views is available with no onward chain.

Hidden from view and accessed via a long gravel driveway with gated entrance, The Lilacs offers a secluded retreat in a private location within the desirable garden village of Thorpe End. Adjacent to open farmland and with a lushly-planted garden of 1/3 acre (stms) which surrounds the property, this home is an oasis of calm and seclusion, yet it offers convenient access to local amenities, Norwich city centre, the Broads National Park and beyond thanks to its enviable location.

As you enter the grounds of the property, the beautifully-tended gardens contain plenty to delight the senses. To the front, the planting is predominantly evergreen, ensuring colour and structure throughout the year. There's seasonal colour and impact here as well, provided by four cherry trees of different varieties, a ceanothus, numerous rhododendrons, a magnolia, a climbing hydrangea, a rowan tree and the eponymous lilacs.

Walking into the property, a spacious entrance hall with a staircase rising to the first floor immediately hints at the scale and substance of the accommodation this exceptional home has to offer. Engineered wood flooring, warmed by underfloor heating throughout the ground floor, beautiful wooden doors with complimentary skirtings and architraves, high ceilings and light, bright rooms are set off perfectly by the impeccable presentation of this home, which offers over 3,000 square feet of accommodation.

Since purchasing the property in 2017, the current owners have carried out extensive refurbishment work, and their attention to detail and eye for décor is evident throughout the property. From the opulent dining room to the front of the building with its bay window and feature wallpaper, through the generous living room with triple-aspect windows, brick-built fireplace and French doors to the garden, and into the delightful octagonal garden room with a multitude of views across the rear gardens and fields beyond, every space has its own unique character, whilst retaining cohesion and flow throughout this home.

The well-equipped kitchen offers a range of high-quality fixtures and fittings including larder storage, integrated appliances and a stunning Corian-topped island unit with integrated induction hob and downdraft extractor, and is complemented by an equally well-appointed utility room, which leads to an integral double garage.





Ground floor accommodation is completed by a cloakroom, and a dedicated study, providing essential home working space for privacy and focus.

On the first floor, each of the four bedrooms has a distinct personality in evidence. The tranquil master suite offers generous fitted storage and a luxurious en-suite shower room, which, like the bathroom, has recently been refitted. The guest bedrooms radiate hospitable warmth, and the fourth bedroom, which is currently used as a dressing room, is a charming hexagonal room with an attached walk-in wardrobe and panoramic views through the Velux windows in its sloping ceilings.

The back garden is a wonderfully relaxing space, private and secluded with plenty of sunshine throughout the day due to an open southerly aspect. Seating areas have been cleverly positioned throughout the rear garden to catch the sun at various times of day, and in the back garden the planting includes a feature apple tree, an acer, a camellia, an olive tree and most unusually a ginkgo tree. With well-stocked beds, a shaded pergola and such a broad variety of planting, there is always something new to find in this garden, for residents and visitors alike – partridge, pheasant and woodpecker are all common guests here.

Thorpe End Garden Village is a well-serviced and highly sought-after community approximately four miles to the East of Norwich city centre. Ideally located for a range of amenities including local independent shops, nearby supermarkets and schools, the village also benefits from close proximity to the Northern Distributor Road, allowing easy access to the picturesque Norfolk Broads National Park and the wide beaches and open skies of the Norfolk Coast, which are approximately 30 minutes away by car. Public transport in the village is good, with regular bus services into Norwich, which offers rail links to London Liverpool Street in 90 minutes.

This versatile and spacious home has the best of all worlds – seclusion with amenities on the doorstep, a semi-rural location within close proximity of the city centre, and charm and character in a modern property. Homes of this exceptional standard in this part of Norfolk are rare indeed, and demand is sure to be high for this outstanding property.

Early viewing is highly recommended, and is exclusively available through Pendefords – The Individual Property Specialists.



INDIVIDUAL

Four bedroom detached home • No onward chain
Immaculately presented throughout • Versatile accommodation
Delightful private gardens • Sought-after village location • Field views





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69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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