

4 Bedroom Detached House  
71a Thunder Lane  
Norwich, NR7 0PZ

Sefttons  
ESTATE & LETTING AGENT

£850,000  
[www.sefttons.co.uk](http://www.sefttons.co.uk)



## 71a Thunder Lane, Norwich, NR7 0PZ

BEAUTIFULLY PRESENTED, DETACHED FAMILY HOME on one of the most PRESTIGIOUS ROADS IN NORWICH. Rarely available, this substantial, four bedroom property occupies a generous plot backing onto woodland, and offers flexible accommodation for the whole family.

### THE PROPERTY

Upon entering the front door, you are greeted by the inviting entrance hall, with solid oak flooring, and stairs rising to the first floor.

To the right hand side is the living room, bursting with charm with a bay fronted window and a feature cast iron fireplace with a marble base. This backs onto the formal dining space, with full height windows and French doors enjoying fantastic views over the rear garden making this a perfect hosting space.

The kitchen/breakfast room is finished to a high specification, with Kardean flooring, plenty of wall and base units for storage, alongside granite work tops and integrated appliances including a double oven.

Adjacent, there is a separate space for utilities such as washing machine and tumble driers, mirroring the style of the kitchen.

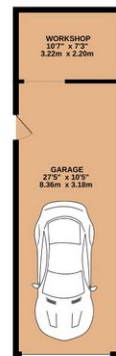
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

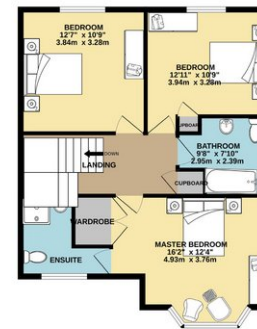
BASEMENT LEVEL



GROUND FLOOR



FIRST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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.  
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