



52a Thunder Lane

, Norwich, NR7 0PZ

Asking Price £680,000



This modern family home in Thorpe St Andrew offers a tranquil haven with a large private garden. Inside, spacious living areas, a sleek kitchen, and four bedrooms ensure comfort and connection. The beautifully landscaped garden with a patio extends the living space outdoors, while the charming area and easy city access complete the picture.

- Sought after location
- Large open-plan reception space
- Snug/family room with wood-burner
- Study
- Large Garden
- Double Garage



Nestled on a quarter-acre plot in the prestigious Thunder Lane in the heart of Thorpe St Andrew, this modern family home welcomes you with open arms. Screened from the road in the summer by mature magnolias and a tranquil pond, the front garden offers a warm invite to you and your guests. A driveway leads to the double garage and covered entrance.

Enter the well-lit hall, illuminated by full-height glazing. Vinyl wood-effect flooring invites exploration of the versatile space. Access to the boot room, WC, and dining room is provided, with the staircase leading to the bedrooms above.

From the hallway, the dedicated study awaits, offering views across the garden. Ideal for use as an office or a home-based business such as a therapy room or salon.

Double part glazed doors lead from the hall into the kitchen, which is fully open plan to the sitting/dining room, and is most certainly the heart of the home. The newly fitted kitchen features solid wood work surfaces that gleam beneath the contemporary high-gloss units, offering ample space for culinary creations. A sleek breakfast bar invites impromptu chats and shared meals, while French doors open onto the garden, bringing the outside in. Integrated appliances and a dedicated utility room ensure convenience and flow, making every family tasks a joy. The 34-foot sitting/dining room opens from the kitchen space, a perfect space for entertaining.

A snug/family room is found just off the kitchen space where you can settle in by the inviting glow of the cast iron wood burner, a perfect haven for quiet moments with a good book or for cosy family movie nights.

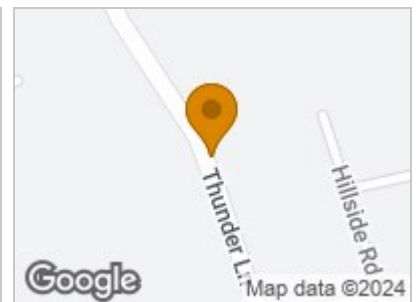
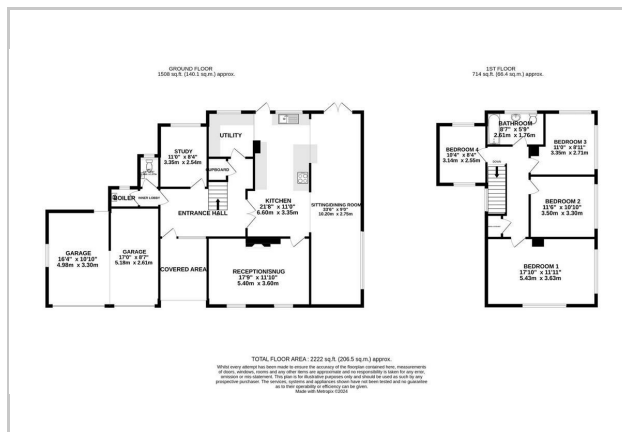
Upstairs, four large bedrooms provide places for rest. The large master bedroom, with its dual aspect windows, promises cosy mornings bathed in sunlight. The family bathroom, with its modern three-piece suite, completes the first-floor accommodation.

Step outside, and the newly landscaped garden unfolds. A sweeping porcelain patio, perfect for summer barbecues and alfresco dining, sits at the heart of the space. Lawns stretch out on either side, embraced by mature hedging that provide privacy. Raised beds offer a chance to cultivate your own kitchen garden, while access to the front garden and parking adds a touch of practicality. The integral double garage, complete with power and lighting, is the perfect space for storage of your vehicles and belongings.

Thorpe St Andrew itself offers a wealth of amenities. Local shops, pubs, and doctors' surgeries are just a stone's throw away, while supermarkets and schools ensure everything you need is close at hand. Thorpe St Andrew High School is within walking distance. And for venturing out, the city centre, the A47/A11, and the new Postwick Hub are all within easy reach.

This modern family home, with its spacious interiors, open-plan living, and newly landscaped garden, is an invitation to comfortable and stylish living. Whether you're a family seeking a welcoming space to grow, or a couple looking for a retreat, this haven awaits you, ready to become the setting for countless happy memories.

Council Tax bad E



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	80
		EU Directive 2002/91/EC	

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