



# 1 Thorpe Mews

Yarmouth Road, Norwich, NR7 0RH

Guide Price £470,000



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**This spacious home offers a light-filled living area, open-plan kitchen & dining, 4 bedrooms & a luxurious bathroom. Presented in superb condition it comes with a stunning south facing garden with raised deck, lawn & a unique bar & greenhouse! Perfect location near the River Yare with easy city access. Must-see!**

- 4 spacious bedrooms
- Multi-level garden with deck & lawn
- Off-road parking & garage
- Garden Bar
- South Facing Private Garden
- Utility Room
- Prime location near River Yare
- Immaculate Condition.



This spacious home offers a perfect balance of light, comfort, and entertaining potential. Step into a welcoming entrance hall leading to a generously sized living room bathed in natural light thanks to the sliding doors opening onto the south-facing verandah. Plush carpets and ample space create a warm and inviting atmosphere, perfect for relaxing or entertaining.

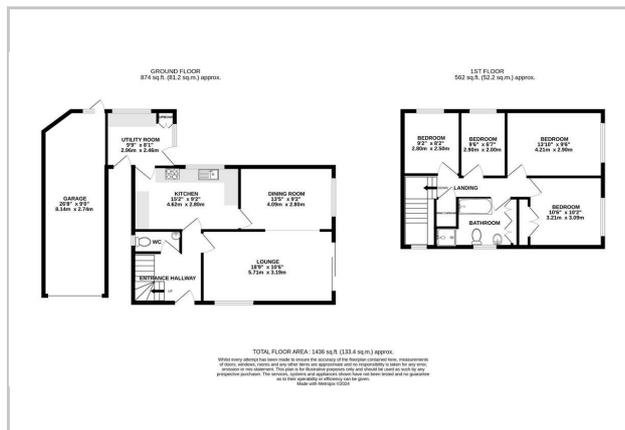
The open-plan design seamlessly flows into the dining area, decorated in a calming blue theme, ideal for gatherings and socialising. A well-equipped kitchen with ample fitted units caters to all your culinary needs. A handy utility room adds extra practicality, while a convenient ground floor WC is perfect for guests and residents alike.

Upstairs, four generously sized bedrooms offer versatility to suit your family's needs. The bathroom boasts a four-piece suite, including a bath and shower.

Outside, relax and unwind in the multi-levelled south-facing garden, complete with a spacious decking area perfect for al fresco dining and a sprawling lawn ideal for children's play or summer barbecues.

Off-road parking and a garage provide ample storage solutions for vehicles and belongings. This property offers something truly special: a dedicated bar area, perfect for entertaining friends and family, and a charming greenhouse, ideal for cultivating homegrown delights. Both the bar and greenhouse are included in the sale.

Situated on Yarmouth Road, this property boasts a prime location offering a well-rounded lifestyle. Enjoy leisurely walks along the scenic River Yare, just moments from your doorstep. Convenient bus links whisk you into the heart of the city, while excellent schooling options cater to all ages. Nearby cafes, shops, and supermarkets, including Sainsbury's, provide for all your everyday needs. Easy access to both the NDR and the A47 ensures seamless travel for commuters. This well-rounded location offers the perfect setting for a relaxed and convenient lifestyle. Don't miss out on this unique opportunity. Contact us today to arrange a viewing!



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	