



21 Heath Road

Thorpe End, Norwich, NR13 5BQ

Guide Price £500,000



At a guide price of £500,000-£525,000. Discover a unique gem in the heart of Thorpe End, nestled in the exclusive garden village just east of Thorpe St Andrew. This 1980s-built property, located at the end of a cul-de-sac on expansive plots, offers more than meets the eye. Classified as a three-bedroom home, it was cleverly constructed on a four-bedroom platform, providing three spacious double bedrooms, including a master bedroom with an ensuite bathroom.

- Easy Access to Key Routes
- Cul-de-Sac Location
- Garden Village location
- Double Garage
- Large Driveway
- Kerb Appeal
- Extending Potential
- Large Three Bedroom home
- Expansive Plot



DESCRIPTION

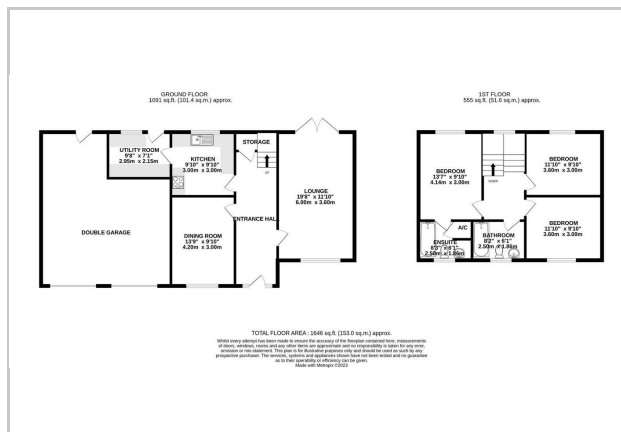
At a guide price of £500,000 - £525,000. The journey eastward through the popular suburb of Thorpe St Andrew leads to the exclusive garden village of Thorpe End. The thoughtful planning of this area is evident, with a majority of homes being 3, 4, and five-bedroom detached residences. Conveniently located for the Broadland gateway and Southern bypass, the village provides easy access to Norwich City Centre. Driving through, the village stands out with its special character, featuring a small parade of shops and thatched homes set back from the green.

This particular home, part of a collection built by a local builder in the 1980s, is situated at the end of a cul-de-sac on generous plots, boasting 0.2 acres of land. Despite being classified as a three-bedroom home, it was constructed on a four-bedroom platform, allowing for three spacious double bedrooms. The master bedroom includes an ensuite bathroom. The downstairs living space is equally generous, featuring a dual-aspect lounge, a family-oriented dining room, and a wide hallway. Recent upgrades to the kitchen and utility areas add a modern touch, and as you explore the home, there's a palpable sense of space.

Demonstrating foresight, the original builder constructed a generous double garage with a cavity wall. Though planning permission for expansion has lapsed, there was a proposal to extend above the garage and add a single-storey extension across the entire rear of the property. This potential transformation could result in a magnificent five double bedroom, two ensuite accommodation with modern open-plan living spaces downstairs.

The front of the property exudes kerb appeal, with a brick wall framing a brick weave driveway capable of comfortably accommodating several vehicles. The driveway is edged with a manicured shrub border. The rear garden, predominantly laid to lawn, is broad, providing ample space for a growing family and outdoor entertaining.

If you're in the market for a property in this area, it seems like this one is worth a closer look to see if it aligns with your preferences and requirements, considering its unique features, potential for expansion, and overall appeal.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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		EU Directive 2002/91/EC	

25a Earlham Road, Norwich, Norfolk, NR2 3AD

Tel: 01603 577255 Email: youragent@arlingtonpark.co.uk <https://www.arlingtonpark.co.uk/>