



Thorpe Road, Norwich NR1 1BA

welcome to

Thorpe Road, Norwich

An EXCEPTIONALLY SPACIOUS 4 BEDROOM HOME located on the eastern edge of Norwich city centre. This property is positioned over three floors with allocated off-road parking for two vehicles, a delightful secluded city garden with a hot tub and is approximately a 5 minute walk to the train station.



Entrance Hall

Into entrance hall with high smooth plastered ceilings, stairs to first floor and designer style radiator.

Cloakroom

Wash hand basin, W/C, high smooth plastered ceilings, extractor fan and radiator.

Lounge

16' 11" x 12' 9" (5.16m x 3.89m)

Smooth plastered ceilings, designer style radiator, bay window to front aspect and inset cast iron wood burner.

Kitchen/ Dining Room

17' 1" x 21' 1" (5.21m x 6.43m)

Stunning and fully fitted comprehensive range of eye and base level kitchen units with wood work surfaces, separate island with wood topped work surfaces, inset one and a half sized bowl sink unit, built in fire and gas hob, stainless steel oven and stainless steel Bosch microwave, built in wine cooler, built in fridge/ freezer, built in dishwasher, sash windows to rear aspect, high smooth plastered ceilings and doors to garden.

Lower Ground Floor

Accessed via hallway.

Gym/ Home Office Family Room

13' 6" x 12' 11" (4.11m x 3.94m)

Recess built in utility area, stainless steel sink unit, plumbing for washing machine and tumbledryer.

First Floor

Skylight window, access to roof space and built in storage cupboard.

Bedroom One

16' 2" x 12' 6" (4.93m x 3.81m)

Inset cast iron fire place, smooth plastered ceilings, radiators, three sash windows to front and door to ensuite:-

Ensuite

Shower cubicle, mains fed shower, wash hand basin, W/C, chrome towel radiator and tiled splashbacks.

Bedroom Two

12' 7" x 8' 6" (3.84m x 2.59m)

Smooth plastered ceilings and radiator.

Bedroom Three

11' 11" x 9' 2" (3.63m x 2.79m)

UPVC window to rear aspect, smooth plastered ceilings and radiator.

Bedroom Four

10' 3" x 7' 3" (3.12m x 2.21m)

UPVC sash windows to front aspect, radiator and smooth plastered ceiling.

Bathroom

Paneled bath, separate walk in shower cubicle with mains fed shower, wash hand basin, W/C, tiled splashbacks, chrome ladder radiator and extractor fan.

Exterior

The property is set back from the road and has a unique selling point of two allocated off road parking spaces with landscaped front garden, mainly paved with gated access.

To the rear, there is a private rear garden with shrub beds and borders.



view this property online williamhbrown.co.uk/Property/NOR139412



welcome to

Thorpe Road, Norwich

- Hall entrance townhouse
- Highly sought after location
- Two allocated parking spaces
- Accommodation over three floors
- Delightful city garden

Tenure: Freehold EPC Rating: D

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR139412



Property Ref:
NOR139412 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk