



**Broadland Drive, Thorpe End, Norwich, NR13 5BT**

**welcome to**

**Broadland Drive, Thorpe End Norwich**

A SUPERB FULLY REFURBISHED & MUCH IMPROVED FOUR BEDROOM DETACHED EXECUTIVE FAMILY HOME situated in the garden village of Thorpe End. The property sits on a generous plot with an excellent sized part walled rear garden with double width driveway to front. \*\* Viewings are highly recommended!! \*\*



### **Entrance Hall**

Fitted karndean flooring, stairs to first floor and understairs storage cupboard.

### **Study**

11' 7" x 7' 9" ( 3.53m x 2.36m )

Window to front aspect and radiator.

### **Cloakroom**

Wash hand basin, wc, radiator and window to front aspect.

### **Lounge**

21' 10" x 11' 7" ( 6.65m x 3.53m )

Feature surround with inset fire, karndean flooring, radiator, window to front aspect and double doors to rear garden.

### **Dining Room**

10' 6" x 9' 8" ( 3.20m x 2.95m )

Bay window to rear aspect, radiator and fitted karndean flooring.

### **Kitchen/ Diner**

17' 11" x 12' 3" ( 5.46m x 3.73m )

Range of fitted eye & base level kitchen units, inset one & a half bowl sink unit, built in gas hob, built in double oven, rolled top work surfaces, tiled splashbacks, built in fridge/ freezer, fitted extractor fan, plumbing for dish washer, radiator and window to rear aspect.

### **Utility Room**

7' 4" x 7' 1" ( 2.24m x 2.16m )

Plumbing for washing machine, space for tumble dryer, inset stainless steel ink unit, radiator and door to garden.

### **First Floor Landing**

Loft access and airing cupboard with hot water cylinder.

### **Bedroom One**

12' x 11' 9" ( 3.66m x 3.58m )

Window to front aspect, double built in wardrobes,

radiator and door to ensuite:-

### **Ensuite**

Shower cubicle with power shower, wash hand basin, wc, chrome ladder radiator, tiled splashbacks and window to rear aspect.

### **Bedroom Two**

11' 4" x 10' 2" ( 3.45m x 3.10m )

Window to front aspect, built in wardrobe and radiator.

### **Bedroom Three**

11' 8" x 7' 4" ( 3.56m x 2.24m )

Window to rear aspect and radiator.

### **Bedroom Four**

8' 8" x 8' 5" ( 2.64m x 2.57m )

Window to rear aspect, built in double wardrobe and radiator.

### **Family Bathroom**

Double shower cubicle with power shower, white paneled bath tub, wash hand basin, wc, tiled flooring, part tiled walls, chrome ladder radiator and window to rear aspect.

### **Exterior**

The property sits on a generous corner plot with front garden mainly laid to lawn, with shrub beds and borders. There is a double width driveway that leads in turn to garage (16 ft 4 x 16 x 4) with twin, remote control roller doors to front aspect and personal door to side.

To the rear, there is a sizeable south facing rear garden mainly laid to lawn with two large, paved patios - one Indian sandstone, part enclosed by fencing and walling, with raised mature flower beds and offers a good level of privacy & not overlooked.



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## Broadland Drive, Thorpe End Norwich

- Stunning freshly refurbished & much improved family home
- Substantial corner plot with part walled garden
- Sought after garden village location
- Formal lounge & bay fronted dining room
- Double garage

Tenure: Freehold EPC Rating: Awaited

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR142300 - 0005

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