



30 Eastern Crescent
Thorpe St Andrew, Norwich, NR7 0UE

BROWN & CO



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Good opportunity to acquire a three bedroom detached bungalow on a corner plot.

GUIDE PRICE - £305,000



DESCRIPTION

Brown & Co are pleased to offer this early 1950s three-bedroom detached bungalow with views over the open countryside of the Yare Valley.

The accommodation comprises entrance hall with three good sized bedrooms off the left-hand side off the hall, separate living room, kitchen and family bathroom. The main bedroom and living room boast unobstructed views of the Yare Valley and allowing lots of natural light to enter. Outside there is garden front & back with shed and a detached garage/driveway. Being a corner plot there is scope to make further additions or changes subject to the necessary planning.

The property would merit some new custodians to make it their own.

All mains services are believed to be connected.

LOCATION

Thorpe St Andrew is a civil parish on the east of Norwich, benefitting from local schools, shops and other excellent amenities. Being on the outskirts of Norwich you have great access to the A47, Broadland Northway out of Norwich and the Plumstead Road/Yarmouth Road into Norwich.

DIRECTIONS

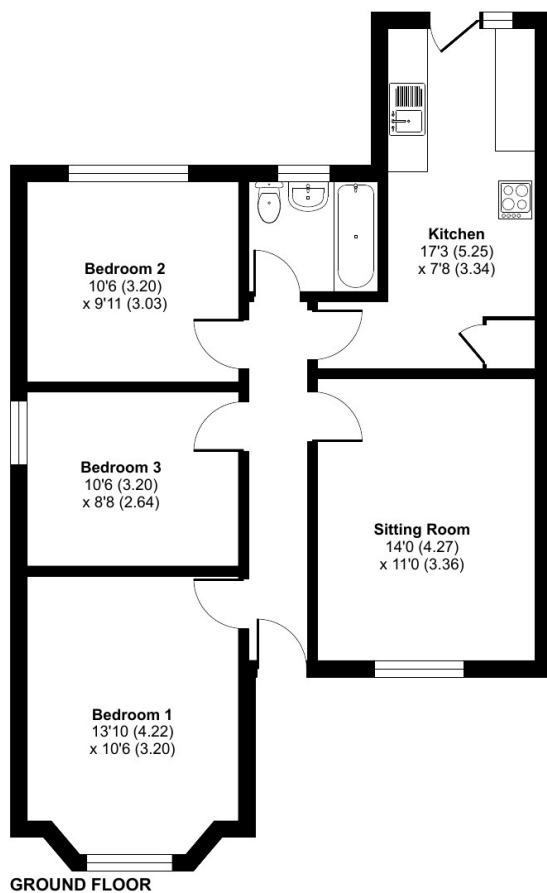
Leaving Norwich via Barrack street proceed over the roundabout onto Ketts Hill continue onto Plumstead road, at the roundabout take the third exit onto the A1042 proceed for a short while turning left onto Laundry Lane. Continue for roughly 0.6 miles before the junction turn right onto Eastern Crescent proceed down the road and the property will be found on your right just before Eastern Close.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





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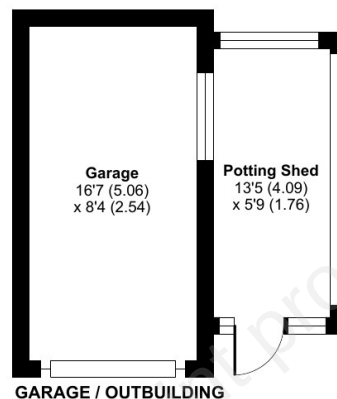
Approximate Area = 751 sq ft / 69.7 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 966 sq ft / 89.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Brown & Co. REF: 1294249

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