



82 Broadland Drive
Thorpe End, Norwich, NR13 5BT

BROWN & CO



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A striking detached executive residence with a superb later addition and beautifully positioned in the popular suburb of Thorpe End. Four bedrooms, beautifully arranged accommodation, modern-fitted kitchen, detached double garage and attractive gardens.

£600,000



DESCRIPTION

No. 82 Broadland Drive is a striking detached family home nestled in the popular garden village of Thorpe End. The house enjoys a welcoming feel, being offered in excellent order, particularly at the rear with the stunning kitchen breakfast room addition which has transformed this area of the property linking superbly with the garden room; an octagonal vaulted skylight acts as a key feature. This space makes for an excellent place to entertain with views across the side and rear gardens. The current vendors have made significant changes throughout the house which will be of great interest to buyers keen to secure a home with low running costs in a highly sought after location.

The house is approached at the front into a spacious reception hall which provides access to the principal ground floor rooms which include the sitting room with its attractive fireplace and dining room. Both rooms flow seamlessly with one another via an opening, access is also enjoyed out to the gardens via French doors from the sitting room. The hub of the home is the delightful kitchen breakfast room which benefits from a range of integrated appliances together with a central island and benefits from underfloor heating. The

kitchen flows into a dining/reception area which is a super space and a great deal of light floods through the home from multiple windows and the aforementioned skylight. Further ground floor rooms include a study and cloakroom.

On the first floor there are four bedrooms and a family bathroom off the landing. The principal bedroom and guest bedroom both have dressing room facilities, and the principal bedroom enjoys an en-suite shower room. Bedroom three benefits from fitted wardrobes.

There is a fully boarded loft space accessed via a fitted drop down ladder.

To the outside the gardens act as a major feature of no.82 which have been wonderfully tended by the current owners. The front gardens are established with a mixture of attractive shrubs nestled above a shingled area adjoined by the path to the front door with a laid to lawn area on the other side. The driveway has been beautifully laid with brick and enjoys parking for a number of vehicles leading up to the detached double garage with remote controlled doors.

The rear gardens are accessed either from the house or at the side via a gate which leads into a courtyard area where

there is access to the garage and a path leads round to the rear gardens behind the addition. There is a wonderful mixture of herbaceous plants and mature shrubs alongside a mature boundary that provides a great deal of privacy. A path leads around the outside of the garden and flows to a terrace where there is space to dine and entertain. The remaining garden is predominantly lawned and provides good views back towards the house.

Services – Mains water, mains drainage, mains electricity, mains gas central heating.

Local authority – Broadland District Council.

Council tax band - F

LOCATION

Thorpe End Garden Village is a very popular residential area to the north-east of Norwich. The B1140 runs through the village from Norwich to the Norfolk Broads area and there is a bus service from the village green into Norwich city centre. Local amenities include a post office/newsagent, hairdressers, and an Aga shop. There is also a church and a village hall. A much wider range of amenities, including shops, a Sainsbury's store, all levels of schools, doctors and



dentist surgeries and health and leisure centres can be found in the nearby suburb of Thorpe St Andrew. There is also easy access from the area to the A47 Norwich southern bypass.

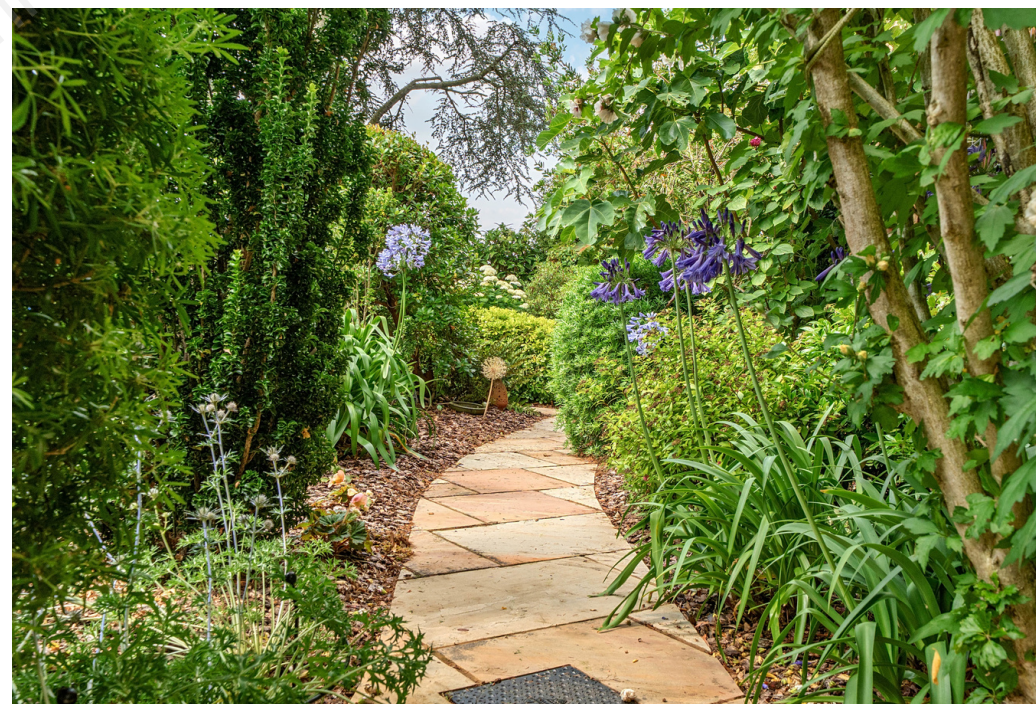
DIRECTIONS

From the roundabout on the inner ring road at the junction with Barrack Street, Riverside Road and Gurney Road, proceed up Ketts Hill and into Plumstead Road. Continue along Plumstead Road to the Heartsease roundabout and take the second exit into Plumstead Road East. Remain on this road through Thorpe St Andrew, passing Dussindale Drive on the right and upon reaching Thorpe End heading past the shops on the left, take the first exit at the mini roundabout onto Broadland Drive. Follow the road down and as you come round the corner of Broadland Drive, the property is located on the right-hand side.

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





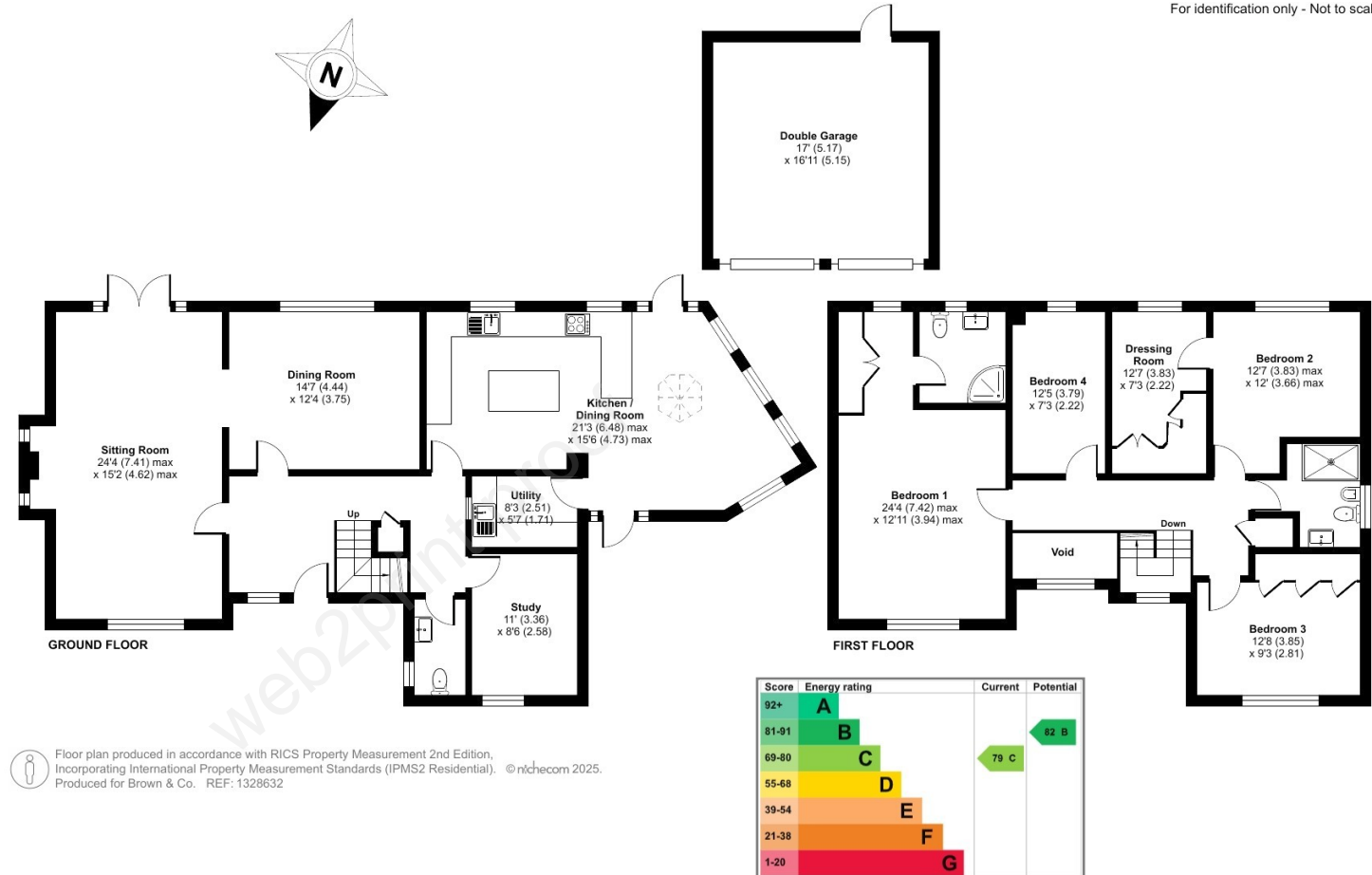
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Approximate Area = 2229 sq ft / 207 sq m (excludes void)

Garage = 287 sq ft / 26.6 sq m

Total = 2516 sq ft / 233.6 sq m

For identification only - Not to scale



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