

FREEHOLD



House - Detached

THOROUGHFARE HOUSE SOUTH BURLINGHAM ROAD, SOUTH BURLINGHAM, NORWICH, NR13 4FA

Price Guide

£750,000

FEATURES

- £750,000 - £775,000
- Five bedrooms
- Stunning kitchen/dining room
- Panoramic field views
- Beautiful period property
- Three reception rooms
- Self contained studio room
- Wealth of character throughout



5 Bedroom House - Detached located in Norwich

Situated in a picturesque spot in the charming village of South Burlingham, this stunning five-bedroom detached period property offers a perfect blend of traditional elegance and modern living. As you approach the house, you are greeted by its impressive façade, which hints at the wealth of period features found within.

Upon entering, you will discover a spacious and inviting interior, boasting three reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the modern kitchen diner, which features a central island and offers breath taking panoramic views of the surrounding fields. This delightful space is perfect for family gatherings or casual dining, allowing you to enjoy the beauty of the countryside from the comfort of your home.

The property comprises five well-proportioned bedrooms, providing plenty of room for family and guests. Additionally, there are two bathrooms, ensuring convenience for all. The layout of the house is thoughtfully designed, making it both functional and comfortable.

One of the standout features of this property is the self-contained art studio, which presents a unique opportunity. This versatile space could easily be transformed into an annexe, subject to planning permission, making it ideal for guests, a home office, or even a creative retreat.

Full accommodation comprises entrance porch, hallway, lounge, sitting room/reception two, garden room, snug/office, bedroom five, shower room, kitchen/dining room, and utility on the ground floor with four bedrooms and a family bathroom on the first floor.

With its rich history and character, this period home is a rare find in a picturesque setting. Whether you are looking for a family residence or a peaceful retreat, this property on South Burlingham Road is sure to impress. Do not miss the chance to make this exceptional house your new home.

Porch

Tiled flooring, opening to hallway.

Hallway

Tiled flooring, doors to rooms, radiator, opening to reception room 2, opening to boot room, door to lounge.

Boot Room

Tiled flooring, radiator, airing cupboard, door to shower room.

Shower Room

Tiled flooring, low level W/C, vanity sink unit, double shower with thermostatically controlled shower over, heated towel rail, tiled splash backs, extractor, obscured double glazed window to rear, door to rear.

Reception Two

14'11" x 14'0"

Exposed wood beams, fitted carpet, inglenook fireplace with wood burner, stairs to first floor, door to bedroom, door to garden room, double glazed window to front x2, double glazed window to side, radiator.

Bedroom Five

15'2" x 8'5"

Wood flooring, double glazed window to rear, doors to rear garden, fitted storage space.

Garden Room

23 x 7'10

Laminate wood flooring, double glazed windows to front, rear and side, doors to garden, radiator X2.

Lounge

14'6" x 14'0"

Fitted carpet, inglenook fireplace with wood burner, exposed brick wall, exposed wood beams, door to office, double glazed window to front X2, radiator.

Office

7'8 x 7'9

Fitted carpet, doors to garden, double glazed window to rear.

Kitchen/Dining Room

23'6 x 17'11

Utility Room

7'9 x 7'5

Wood flooring, plumbing and space for washing machine, space for tumble dryer, work surfaces and storage, doors to rear, butler sink.

First Floor Landing

Fitted carpet, doors to rooms, exposed wood beams, exposed brick wall, spotlights, double glazed window to front X2, radiator.





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Bedroom One

15'1" x 14'6"

Fitted carpet, exposed wood beams, double glazed window to front, radiator X2.

Bathroom

11'9 x 7'5

Tiled flooring, roll topped claw foot bath, low level W/C, pedestal wash basin, heated towel rail, shower cubicle with rain drop effect shower, exposed wood beams, double glazed window to rear, spotlights, access to loft space.

Bedroom Two

12 x 10'2

Fitted carpet, double glazed window to rear X2, Velux windows to rear, radiator.

Bedroom Three

11'4 x 8'11

Fitted carpet, radiator, double glazed window to front.

Bedroom Four

8'1 x 7'10

Fitted carpet, Velux window to rear.

Outside

To the front property is a rustic courtyard seating area with stunning panoramic field views. A brick weave path leads to the front door with lawned front gardens and various plants and shrub borders.

The side gardens are mainly laid to lawn and well stocked with a range of mature plants, trees and shrubs. Access to the parking area can also be found as well as a gate providing security which leads to the front garden.

The rear garden has a paved seating terrace, perfect for outside dining and entertaining, a wrought Iron fence separates the seating area with the vegetable garden and self contained vinery.

An outbuilding has been converted into an artist studio but could provide an annexe with relevant planning consent.

Studio

Artist studio with two double glazed windows to front and lighting.



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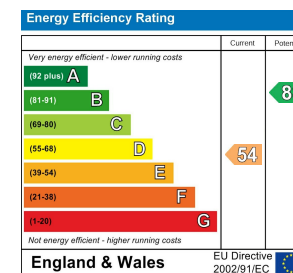
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