

FREEHOLD



House - Detached

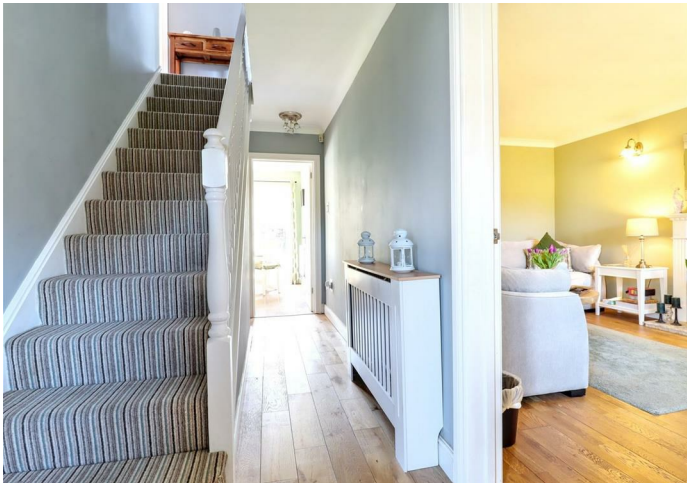
BROADLAND DRIVE THORPE END NORWICH NR13 5BT

Price Guide

£525,000

FEATURES

- Detached Family Home
- Sitting Room
- Dining Room
- Four Bedrooms
- Garage and Drive
- Generous Size
- Expansive Kitchen
- Study
- Ensuite
- Lovely Garden



4 Bedroom House - Detached located in Thorpe End

Welcome to this highly sought-after area of Thorpe End, Norwich, this beautifully presented detached family home on Broadland Drive is a true gem. With four spacious bedrooms and two well-appointed bathrooms, this property is designed with family living in mind.

As you enter, you are greeted by an open plan entrance porch leading into the main hall, which provides access to a study, a convenient WC, and a generous sitting room. The heart of the home is undoubtedly the expansive kitchen/breakfast room that flows seamlessly into the dining room, creating an ideal space for entertaining or enjoying family meals together. The utility room, conveniently connected to the garage, adds to the practicality of this delightful home.

Upstairs, you will find three inviting bedrooms along with a family bathroom, while the second floor is dedicated to a large bedroom that offers ample space for relaxation or work, depending on your needs.

The outdoor area truly enhances the appeal of this property, featuring a lovely garden that is perfect for hosting large family gatherings or summer parties. At the bottom of the garden, you will discover a charming cabin, affectionately known as the "GIN SHED," which provides a unique space to unwind or entertain guests.

With parking available for three vehicles and excellent transport links to the city, this home is not only a wonderful place to live but also a practical choice for families. This is more than just a house; it is a home for life. We invite you to come and experience the charm of this fabulous property for yourself.

Entrance Porch

Window to the front, entrance to the side, opening to the main entrance hall.

Entrance Hall

Stairs to the first floor, doors to the study, sitting room, wc and kitchen/breakfast room. Radiator.

Study

15'6 x 7'10

Sealed unit double glazed window to the front and radiator.

Sitting Room

20'2 x 11'3

Sealed unit double glazed bay window to the front and Living flame gas fireplace with marbled back and hearth, nice wood surround and mantle over. Two radiators.

Wc

Wc and wash hand basin. Heated towel rail.

Kitchen/Breakfast Room

23'5 x 10'2

Sealed unit double glazed windows to the rear overlooking the rear garden, double glazed double doors also leading out. Range of base and wall mounted units with sink unit and space for dishwasher, integrated appliances to include, hob, oven and extractor fan over. tiled flooring, door to utility room, dining room and further sealed unit double glazed door out to the garden. Radiator.

Utility Room

7'7 x 7'4

Range of units with sink unit, door to the garage. Radiator.

Dining Room

11'3 x 10'0

Sealed unit double glazed picture window overlooking the rear garden and radiator.

Landing

Generous landing with doors to three bedrooms and the family bathroom. Airing cupboard. Stairs up to the largest bedroom.

Principal Bedroom

14'3 x 10'5

Sealed unit double glazed window to the front, range of wardrobes, radiator and door to the ensuite. Overstairs cupboard.

Ensuite

Sealed unit double glazed window to the front, shower cubicle, wc and wash hand basin. Radiator.

Bedroom Two

17'9 x 9'0

Sealed unit double glazed windows to the rear, Radiator. Understairs storage alcove.





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Bedroom Three

101 x 7'11

Sealed unit double glazed window to the rear and radiator.

Second Floor Bedroom

25'9 max x 12'3 max

Velux windows to the rear, eaves cupboards and electric heaters.

Outside

To the front of the property there is a double driveway leading to the garage, lawned garden and side gate to the rear garden. The rear garden is superb with a good sized patio with undercover seating area to remain, lawned with flower and shrubs to borders with the Gin Shed. This can be used for multiple things but we think with the weather as it is currently this is perfect to relax after a long day. The space out here is designed to make the best memories at home with friends and family. Come and view this amazing family home.

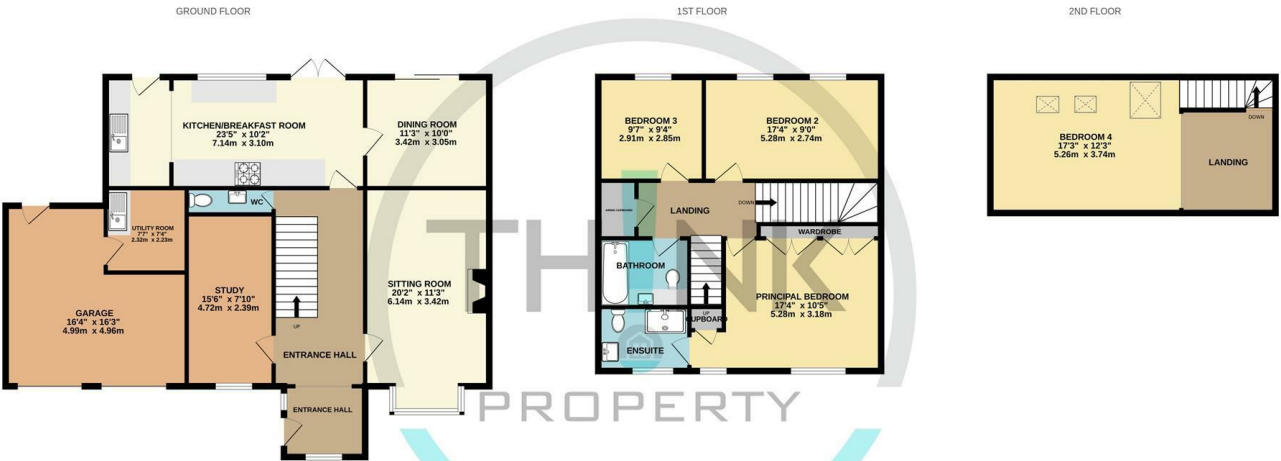


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Council Tax Band

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

