



2a Stanley Avenue, Norwich
£445,000

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Set over three well-designed floors and offering over 1,500 sq. ft. of internal accommodation, this stylish and versatile four-bedroom home is perfectly suited to modern family life. Located in a well-regarded residential area to the east of Norwich, the property enjoys a peaceful setting with convenient access to local amenities, schools, and transport links into the city. Thoughtfully upgraded and freshly decorated throughout, it presents as a move-in-ready opportunity with a strong emphasis on both quality and practicality.

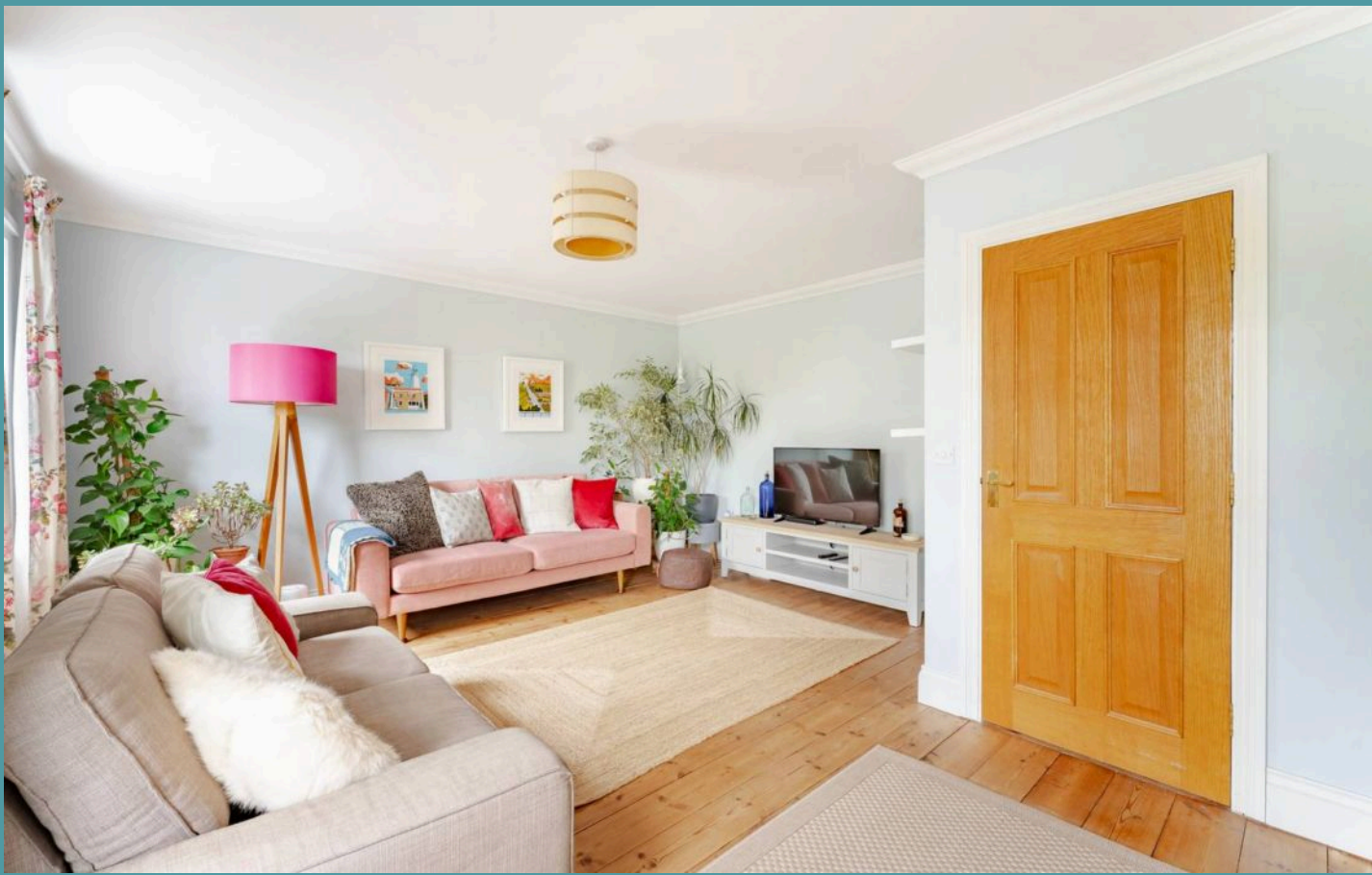
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





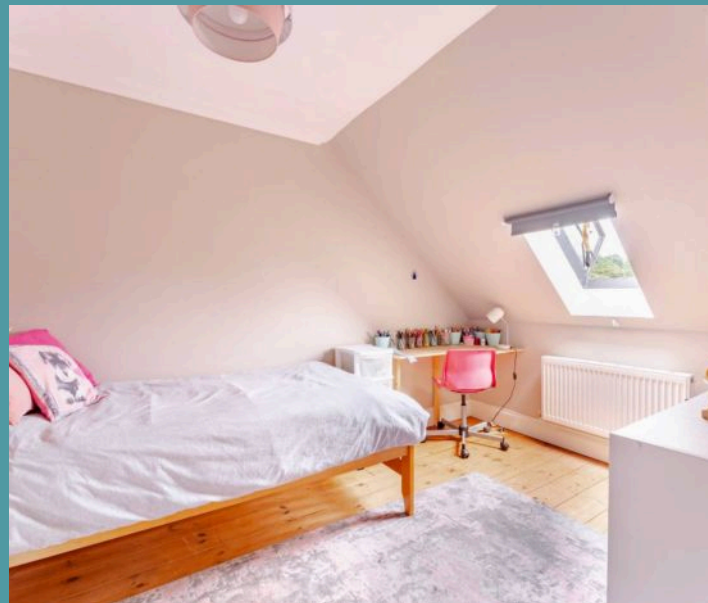
Location

Situated within the city boundary in the sought-after area of Thorpe Hamlet, Stanley Avenue enjoys a prime location to the east of Norwich. The property is within walking distance of Norwich's only railway station, offering excellent transport links, and close to the picturesque River Green in Thorpe St Andrew, home to scenic riverside views, popular cafés, pubs, eateries, small boat hire, and the local rowing club. For those who enjoy green spaces, the area boasts access to Lionwood, Norwich's only designated ancient woodland, as well as Carey's Water Meadow and Pilling Park, ideal for dog walkers, families, and outdoor enthusiasts. The location also offers easy access to everyday amenities, schools, and bus routes into the city centre, with the A47 and Broadland Northway nearby for wider travel.

Stanley Avenue

From the moment you arrive, the care and attention invested in the home is clear, from the newly installed front door to the private driveway with its own EV charging point. Inside, a high standard of finish runs throughout the property, enhanced by solid wood flooring and doors across all levels, handmade fitted wardrobes in the principal bedroom by The Fitted Furniture Company, and three beautifully appointed bathrooms, one on each floor. This is a home that balances comfort with convenience, offering a well-proportioned layout ideal for families, professionals, or anyone seeking flexible, future-proofed living.





The ground floor is centred around an impressive open-plan kitchen and dining area, ideal for daily life or entertaining, with French doors opening onto the rear garden. A fourth bedroom on this floor makes a perfect study, snug, or guest room, and is served by a modern family bathroom just across the hall. A practical utility cupboard is also accessed from the hallway, ensuring there's ample space for storage.

On the first floor, you'll find a bright and generous lounge, creating a calm and comfortable space to unwind. The main bedroom is also located here, complete with bespoke fitted wardrobes and a modern ensuite shower room for added privacy and comfort. Continuing through, the second floor offers two further double bedrooms, both well-sized and served by a contemporary shower room, offering flexibility for growing families or visiting guests.

Outside, the landscaped rear garden offers a private area with a thoughtful layout and low-maintenance design. A handmade, bespoke timber shed provides additional storage or creative potential. Alongside the EV charger, the property also benefits from a recently installed boiler, giving added reassurance and energy efficiency. With its generous proportions, stylish interiors, and standout features, this is a home that offers both character and contemporary appeal in a sought-after Norwich location.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

- Guide price: £425,000 - £450,000
- Spacious three-storey layout extending to over 1 500 sqft

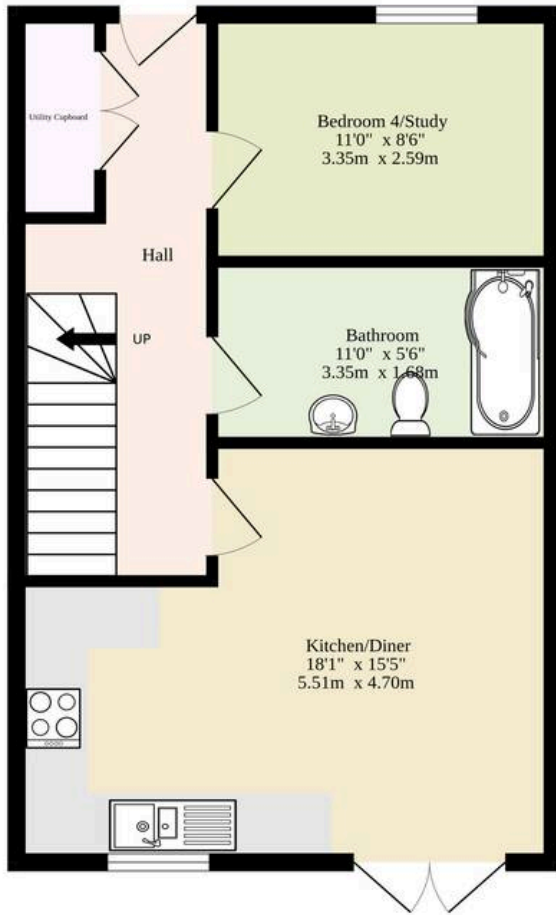


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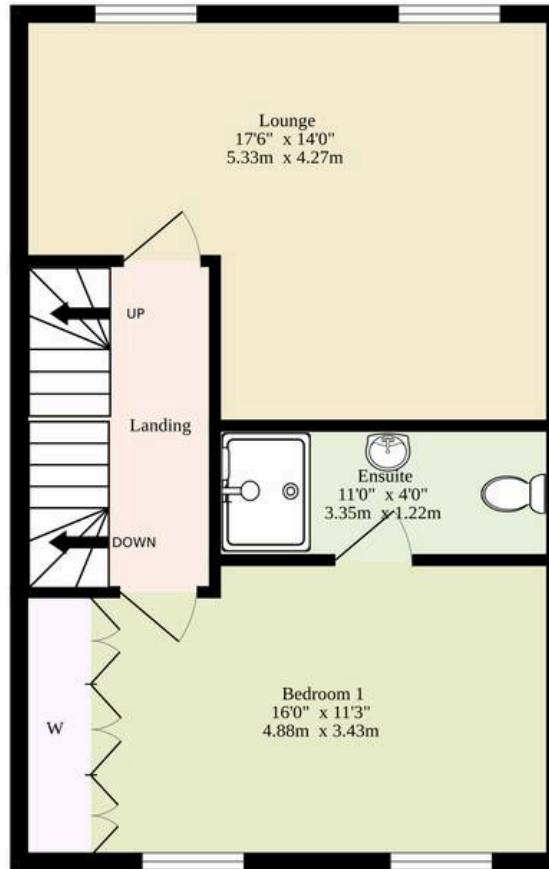
- Guide price: £425,000 - £450,000
- Spacious three-storey layout extending to over 1,500 sqft
- Freshly decorated interior along with recently installed boiler and new front door
- Solid wood flooring and doors featured throughout
- Open plan kitchen/diner with French doors to the garden
- Four well-proportioned bedrooms including a ground floor versatile study/bedroom
- Handmade fitted wardrobes by The Fitted Furniture Company in the main bedroom
- Modern bathrooms on each floor, including ensuite to the first-floor bedroom
- Landscaped rear garden with bespoke handmade shed
- Private parking and newly installed EV charging point



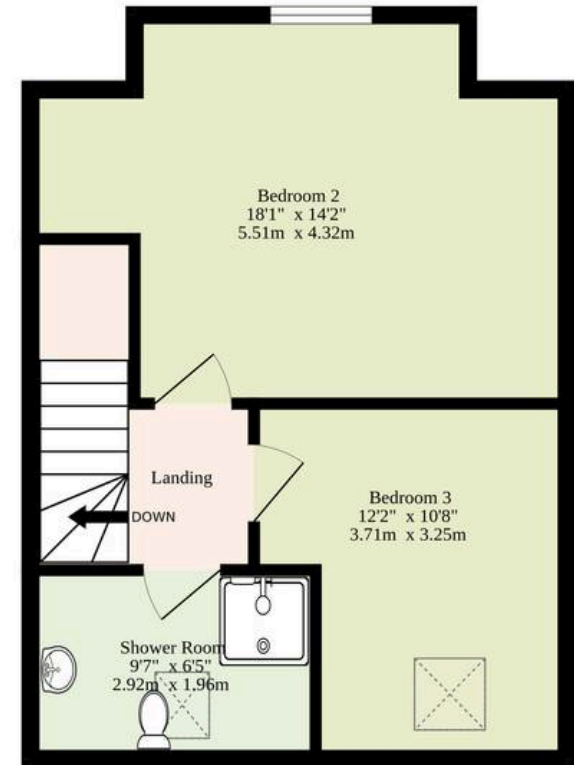
Ground Floor
532 sq.ft. (49.4 sq.m.) approx.



1st Floor
520 sq.ft. (48.3 sq.m.) approx.



2nd Floor
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1525 sq.ft. (141.7 sq.m.) approx.

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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