



Chestnuts  
14 The Boulevard | Thorpe End | Norfolk | NR13 5BL

 FINE & COUNTRY

# DESIRABLE VILLAGE



“Thorpe End garden village has long been a highly sought-after place to live, offering a village lifestyle centred around the green, plus easy access to the city centre and superb transport links. This particular property sits on The Boulevard, the most prestigious road in the village where houses rarely come up for sale. It’s been significantly extended, beautifully maintained and is much larger than it first appears. Add in a spacious and secluded south-westerly garden and it’s clear this is a most desirable home!”



# KEY FEATURES

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- A Lovely Detached Family Home in the Sought After Village of Thorpe End
- Four Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Breakfast Room with Separate Utility Room and Ground Floor WC
- Open Plan Living/Dining Room with Wood Burner
- Family Room, Sitting Room and a Snug/Office
- Spacious Enclosed and Lawned Rear Garden with Beautiful Garden Studio and Storage Sheds
- Integral Single Garage and Driveway provide Plenty of Parking
- The Accommodation extends to 2,359sq.ft
- Energy Rating: **TBA AS NEW EPC REQUIRED**

This is a lovely and welcoming family home, offering a captivating combination of cosy, intimate rooms and open-plan spaces, perfect for today's lifestyles and for social occasions. As practical as it is attractive, it's been a much-loved long-term home and now, as the property comes to market, you have the opportunity to begin a new chapter of your story in this most desirable of locations. This truly is a glorious and idyllic setting, offering a traditional village feel that's rarely found today.

## A Desirable Village

Here we have the perfect family home, equally suited to families with toddlers or teens, or sociable grandparents who love to host a houseful. The area is renowned for its leafy green appeal coupled with proximity to the city. The Boulevard is a lovely tree-lined private road just off the village green and the house enjoys a secluded setting within the village. Beautifully extended and improved by the current owners, including the recent addition of a stunning living/dining room, the house is exceptionally spacious, well presented and versatile, whilst retaining a wonderfully warm and welcoming feel.





# KEY FEATURES

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## Making Memories Together

It's a home where you can make precious memories, celebrating birthdays, anniversaries, Christmases and more with extended family. It works so well at every stage of life and rises to every occasion. The main sitting room is a lovely quiet space in which to relax and there's a separate study or snug that would be perfect for anyone working from home. A family room off the kitchen lends itself to use as a playroom, so you can easily keep an eye on little ones. Double doors lead to the magnificent open plan living/dining room with a multi-fuel burner, windows on three sides and doors to the garden beyond. The elegant classic kitchen, complete with granite worktops and travertine flooring, is perfect for anyone who loves cooking for friends and family and chatting with them around the central island. Upstairs, all four of the bedrooms are doubles, the master benefiting from an en-suite shower room and the other bedrooms sharing a stylish family bathroom with walk-in shower. Three of the bedrooms have storage too.

## Location, Location, Location

You have plenty of parking at the front of the house, plus a single garage. To the rear, the beautiful garden is easy to care for and to keep neat, so you can enjoy it without having to be tending to it all the time. It's securely enclosed and safe for little ones, or for those who have dogs. There's also a useful garden studio. Head out onto The Boulevard and you can go for a walk around the green or hop on one of the regular buses into the city centre. A school bus takes primary aged children to the local school and back, while the highly regarded local high school is around a mile and a half away. You have supermarkets, takeaways, a Post Office, pubs, restaurants and more within easy reach in one direction, with the Broads and open countryside in the other. Proximity to the city and to the Broadland Northway make this a very accessible location.





























# INFORMATION

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## On The Doorstep

Situated east of the historic city of Norwich is the picturesque of Thorpe End. There are limited amenities in Thorpe End, although it lies within close proximity to the neighbouring suburb of Thorpe St Andrew, which offers a wide range of amenities including a selection of schools covering all age groups, shops, supermarkets and other shopping facilities. There are bus services to the city of Norwich and it is within close proximity to Broadland Business Park, having access on the A47 southern bypass and the Postwick Park and Ride. You also have access to the A11, University of East Anglia and the Norfolk and Norwich University Hospital.

## How Far Is It To?

Thorpe End is situated approximately 3 miles from Norwich within easy reach of Norwich International Airport and the main line train station offering links to London's Liverpool Street. The city offers all that you would expect of a county capital with a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles. Wroxham is less than 6 miles away and from there you can explore the wealth of The Norfolk Broads.

## Directions

Proceed out of Norwich via Plumstead Road, continue past Thorpe End village green and turn right into The Boulevard. Keep right to stay on The Boulevard and the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
ADSL Broadband Available

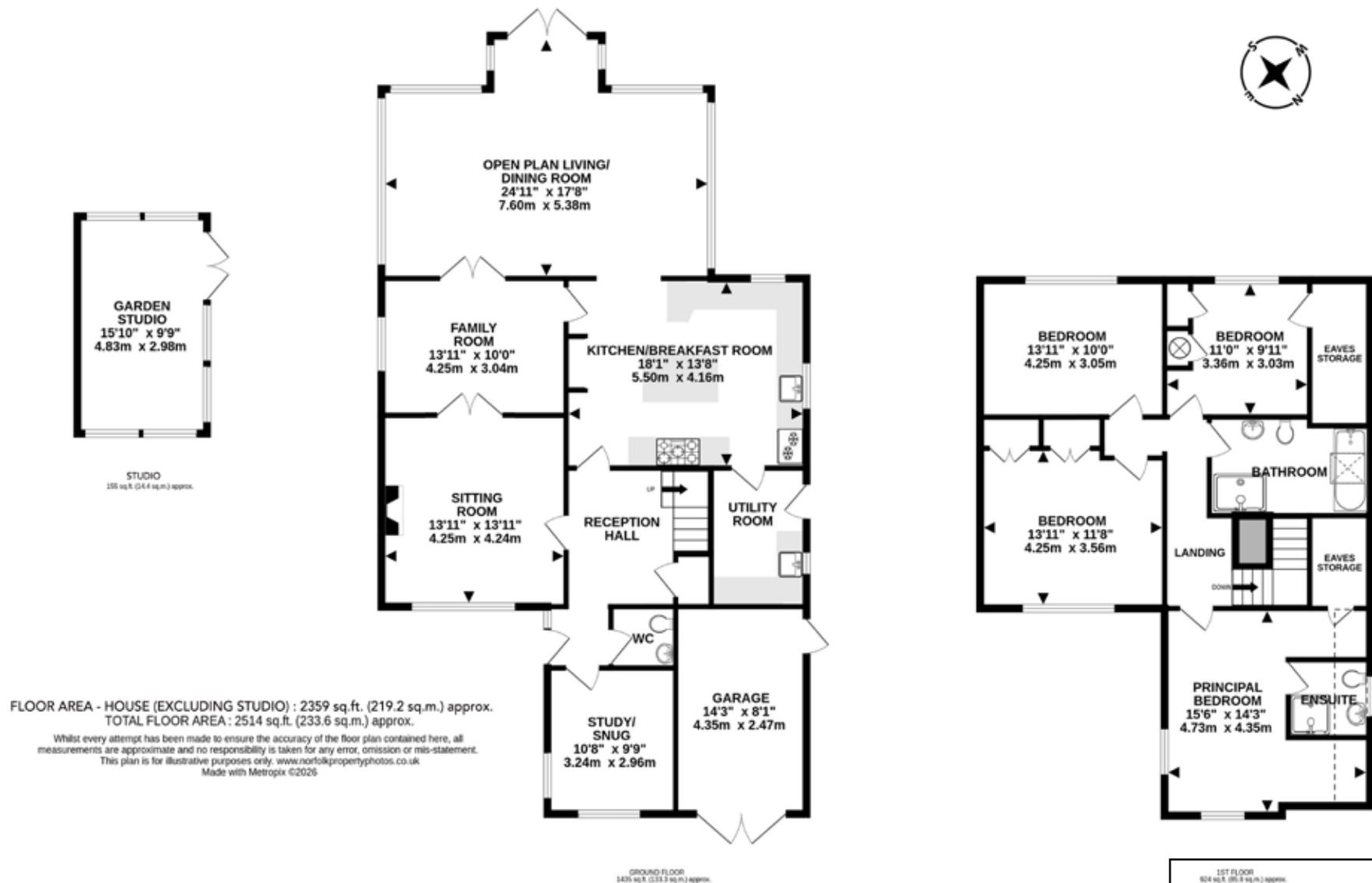
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
Broadland District Council - Council Tax Band E  
Freehold

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Your Energy Performance Certificate (EPC) has Expired and you will require a new one in order to market your property.



# FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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