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THE STORY OF

6 East Wing

Thorpe St. Andrew, Norfolk

SOWERBYS



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6 East Wing

St. Andrews Park, Thorpe St. Andrew
Norfolk, NR7 0GH

Grade II Listed Town House

Beautiful Period Character Features

Impressive Reception Room
with Feature Fireplace

Double Doors Opening onto the Garden

Sociable Kitchen/Breakfast Room

Generous Dual Aspect Principal Bedroom
with En-Suite and Walk-In Wardrobe

Two Further Bedrooms and Family Bathroom

Private South-Facing Terrace

Attractive Views Across Communal Gardens

Desired Private Development with Riverside
Walks and Local Amenities Nearby

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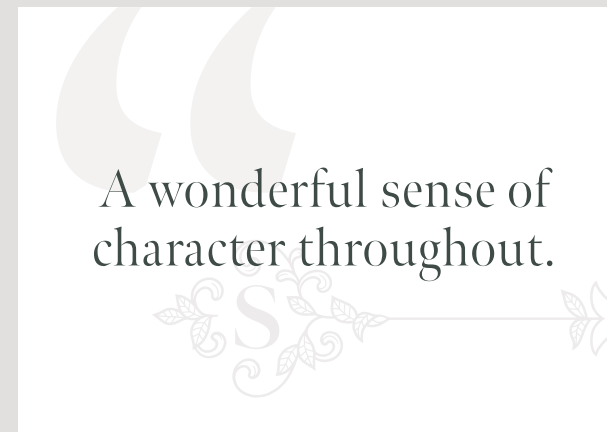
A beautifully presented Grade II listed town house, combining period character with a contemporary finish, set within a highly desired private development within easy reach of Norwich and excellent transport links. Offering generous proportions and a wonderful sense of space, this is a home that balances elegant period features with modern day living.

The reception room is undoubtedly the heart of the home, with its impressive high ceiling, feature fireplace and sash windows creating a wonderful sense of character, whilst the double doors open directly onto the garden, allowing the outside to become an extension of the living space. The kitchen/breakfast room is equally well-appointed, providing a sociable setting for everyday life and entertaining, with the open plan design adding to the feeling of space.

Upstairs, the generous dual-aspect principal bedroom enjoys plenty of natural light and is complemented by an en-suite shower room and walk-in wardrobe. Two further bedrooms and a family bathroom provide excellent flexibility for family, guests or those looking to work from home.

Outside, the private south-facing terrace is a real sun trap, perfectly suited to morning coffee, lazy lunches or alfresco dining whilst enjoying views across the beautifully maintained communal grounds. Allocated parking and visitor parking add further practicality.

The development itself offers an enviable setting, with a health club and coffee shops within an easy off-road walk, alongside nearby dog walking routes and direct access to lovely riverside walks. A characterful home in a desirable setting, offering the perfect combination of period charm, modern comfort and a wonderfully convenient location.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Thorpe St Andrew

A CHARMING RIVERSIDE GEM
BLENDING HISTORY WITH NATURE

A popular suburb, Thorpe St. Andrew, is approximately 4 miles from the centre of the cathedral City of Norwich, with the train station being approximately a ten minute drive away, and Norwich Airport around 15 minutes drive, via the easily accessible Northern Distributor Road.

Within Thorpe St. Andrew itself there are various facilities including a health club, an attractive river green with a delightful riverside setting, public house and small shops. A Sainsbury's supermarket is also close by. The local school is rated as outstanding.

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants.

There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city.

Norwich is located approximately 40 minutes from the delightful North Norfolk coast and beautiful countryside, whilst still being a vibrant, ever evolving city.



Note from Sowerbys



“The reception room is undoubtedly the heart of the home”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///claps.boom.first

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SOWERBYS

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