



3 Stanmore Road
Norwich, Norfolk, NR7 0HB

BROWN & CO



3 Stanmore Road, Norwich, Norfolk, NR7 0HB

Most attractive four bedroom family home with stunning gardens and grounds and positioned in an incredibly sought-after location.

Acreage: 0.357 acres (stms)

£950,000



DESCRIPTION

No. 3 Stanmore Road is a pleasantly positioned detached family home dating from the 1930s with later additions and has undergone a major programme of extension, renovation and improvement by the current owners since 2021. The property enjoys a particularly attractive position within this established and sought-after location, with views and outlooks over its mature gardens, grounds and small area of woodland. Constructed of red brick elevations under a pitched tiled roof, the property will be of great interest to those seeking a home which is ready for immediate occupation.

The property is approached via the front into a welcoming entrance hall which provides access to the principal sitting room, study, cloakroom and impressive open-plan kitchen/dining/living space to the rear. The kitchen and living accommodation forms the heart of the home and has been thoughtfully designed to create a wonderful sense of space and connection with the gardens. A major feature of the property is the substantial rear extension, which has transformed the ground floor and incorporates a larch-clad elevation with large central glazed sliding doors opening directly onto the rear terrace. The terrace is particularly attractive and wraps around the facade providing an ideal setting for outdoor dining and entertaining.

To the first floor, four bedrooms and the family bathroom are arranged off the landing. The principal bedroom and further bedrooms enjoy attractive views over the surrounding gardens. The bedrooms are all comfortable double rooms and the principal bedroom enjoys an en-suite shower room.

The gardens and grounds act as a particular feature of the property, providing a generous and private setting to the rear. The extensive terrace immediately adjoining the rear extension creates an excellent area for entertaining, with the larch-clad extension and full-height glazing forming an attractive focal point. Beyond, the principally lawned garden is enclosed by a mature woodland at the rear, and fencing provides a good degree of privacy and a pleasant outlook.

At the front of the property a large shingled driveway provides ample parking for a number of vehicles which leads across the front and side of the house. To the side is a detached garage together with a particularly useful adjoining gym/home office, which has its own independent access from the rear terrace and provides excellent flexibility for those working from home or requiring additional ancillary space.

Services: Mains gas fired central heating, mains drainage, mains water, mains electric. There is an electric car charging point at the property. There are Met Therm windows to the front elevation.

Conservation Area: The woodland is part of the conservation area and is therefore protected. More information on this is available via the selling agents.

LOCATION

The popular suburb of Thorpe St Andrew is conveniently located to the east of the city with easy access to the A47 Norwich Southern Bypass and to North Norfolk via the recently opened Northern Distributor Road. Stanmore Road is situated off South Avenue which leads down to River Green and the river where there is a café. There is also a regular bus service nearby on Yarmouth Road into Norwich city centre. Amenities in the area include local shops and a Sainsbury's store, all levels of schools, riverside Public Houses and restaurants along Yarmouth Road, health and leisure centres, doctor's and dentist's surgeries and a veterinary practice. Norwich railway station can also be found to the east of Norwich city centre.



DIRECTIONS

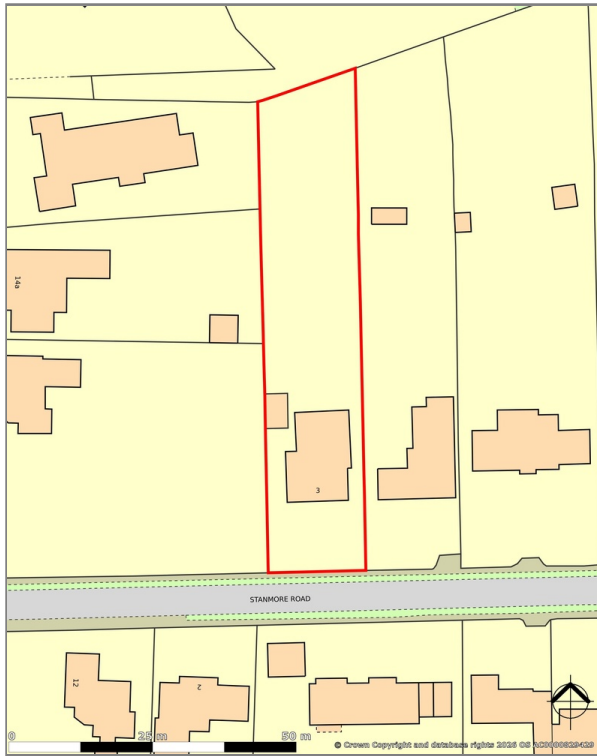
Leave Norwich via Prince of Wales Road and proceed over the traffic lights by the railway station into Thorpe Road. Remain on Thorpe Road to the traffic lights at the junction with Harvey Lane and proceed over into Yarmouth Road. Continue along Yarmouth Road and upon reaching River Green, turn left immediately past Harley's Café into South Avenue. Proceed up South Avenue and take the first turning on the right into Stanmore Road.

AGENT'S NOTES

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Viewings - Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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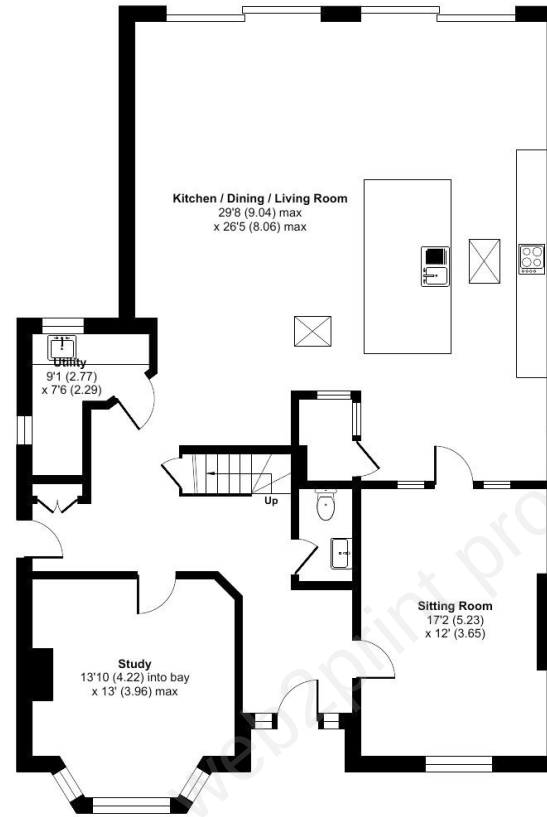
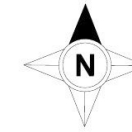
Approximate Area = 2226 sq ft / 206.8 sq m

Garage = 168 sq ft / 15.6 sq m

Outbuilding = 120 sq ft / 11.1 sq m

Total = 2514 sq ft / 233.5 sq m

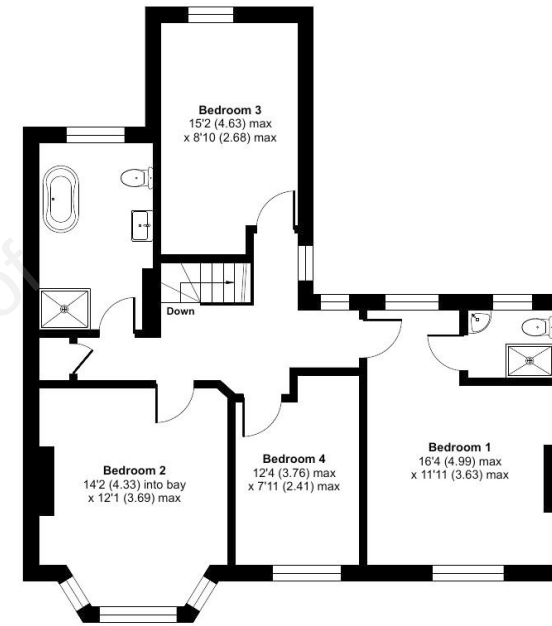
For identification only - Not to scale



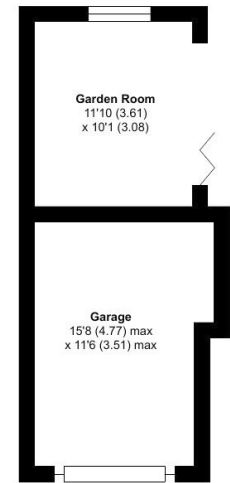
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2026. Produced for Brown & Co. REF: 1524072



FIRST FLOOR



GARAGE / OUTBUILDING

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