



10 Lawn Crescent
Thorpe End | Norfolk | NR13 5BP

 FINE & COUNTRY

QUIET YET CONVENIENT



“Thorpe End is a popular and highly desirable village, nestled between Norwich and open countryside, close to the Broads, yet retaining a wonderful traditional community feel.

It’s peaceful and secluded yet incredibly accessible.

This home sits on one of the village’s most prestigious roads and has been renovated, extended and upgraded by the current owners to create a superlative family home.”



KEY FEATURES

- A Superb 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 Shower Room with Roll Top Bath
- Kitchen/Dining Room with Separate Utility Room and Ground Floor WC
- Sitting Room with Log Burner, Large Entrance Hall and a Study
- Landscaped Rear Garden with Entertaining Patio and Numerous Seating Areas
- Large Driveway leading to a Double Garage providing Plenty of Parking and Lawned Area to the Front of the Property
- The Accommodation extends to 1,842sq.ft
- Energy Rating: C

If you love the ease and convenience of the city but hanker after a quieter life, this is the place for you! A timeless village feel with access to everything, when you're here you feel away from it all. An impressive and spacious property with sunny, south-facing gardens, it's a stylish and comfortable place anyone would be proud to call home.

A Desirable Location

The village of Thorpe End centres on a large green with a pretty thatched bus stop. To one side a row of shops, to the other a private and prestigious road. It's here that we find our property, tucked away at the end of a no-through lane where the houses look out over a smaller green to the front. With no passing traffic, it's a safe and peaceful spot, and it's easy to see why the owners chose this as the home in which they would raise their family. Over their decades here they have extended and upgraded the property, making a number of improvements, and today it comes to the market immaculate, welcoming and ready to go. As the owners' children have flown the nest, now you have the chance to put down roots in this most attractive of properties.

Beautifully Proportioned

Coming into the home, you find yourself in a lovely large and bright entrance hall with a solid wood floor that sets the tone for the rest of the accommodation. To one side is the sitting room, an attractive and generously proportioned room with a dual aspect and a feature fireplace with inset log burner. All of the ground floor accommodation has beautiful solid cast iron radiators.





KEY FEATURES

The kitchen forms the centrepiece of the home and it's most impressive, with a beautiful country-style kitchen featuring a central island. You have two sets of doors to the garden, a spacious dining area and plenty of built-in storage, so it's perfect for keen cooks and those who love to entertain. The owners have hosted many a dinner party here for friends over the years and it's a great sociable spot. The ground floor also has a cloakroom, utility and study to one side in what would originally have been the garage. You could use this as an annexe because it has external access, so it would be great for an older child at home, a semi-independent elderly relative or even as guest accommodation. It's also a good position for a study, nicely tucked away from the daytime spaces. Upstairs, all four bedrooms are good size doubles. The principal bedroom has a gorgeous en-suite with a feature rolltop bath, while the other three bedrooms share a stylish shower room.

Gorgeous Gardens

Outside there's plenty of parking to the front and in the detached double garage. You have an area of lawn to the front, as well as the main part of the garden, which is found to the south of the property, so it's a real suntrap. One of the owners is a keen gardener, and it shows! The garden has been beautifully landscaped and is well stocked, with plenty of interest throughout the seasons. You can soak up the sun out here on the patio, fire up the barbecue and invite friends over, watch your children or grandchildren playing on the lawn – and like everything at this property, it's a good size too. One of the lovely things about living in Thorpe End is that you have a strong sense of community among residents here. There are various clubs and groups, some of which meet at the village hall, the school bus picks up children from the green for the local primary school, there's a pre-school in the village and it's walking distance to the high school. Head out in one direction and you can be in Norwich in less than ten minutes, while ten minutes in the other direction takes you through open countryside and into the heart of the Norfolk Broads. There are so many places to explore around here, so much to see and do, that it really is a great base from which to make the most of the wider area.

























INFORMATION



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 left to stay on The Boulevard and then turn left onto Lawn Crescent.

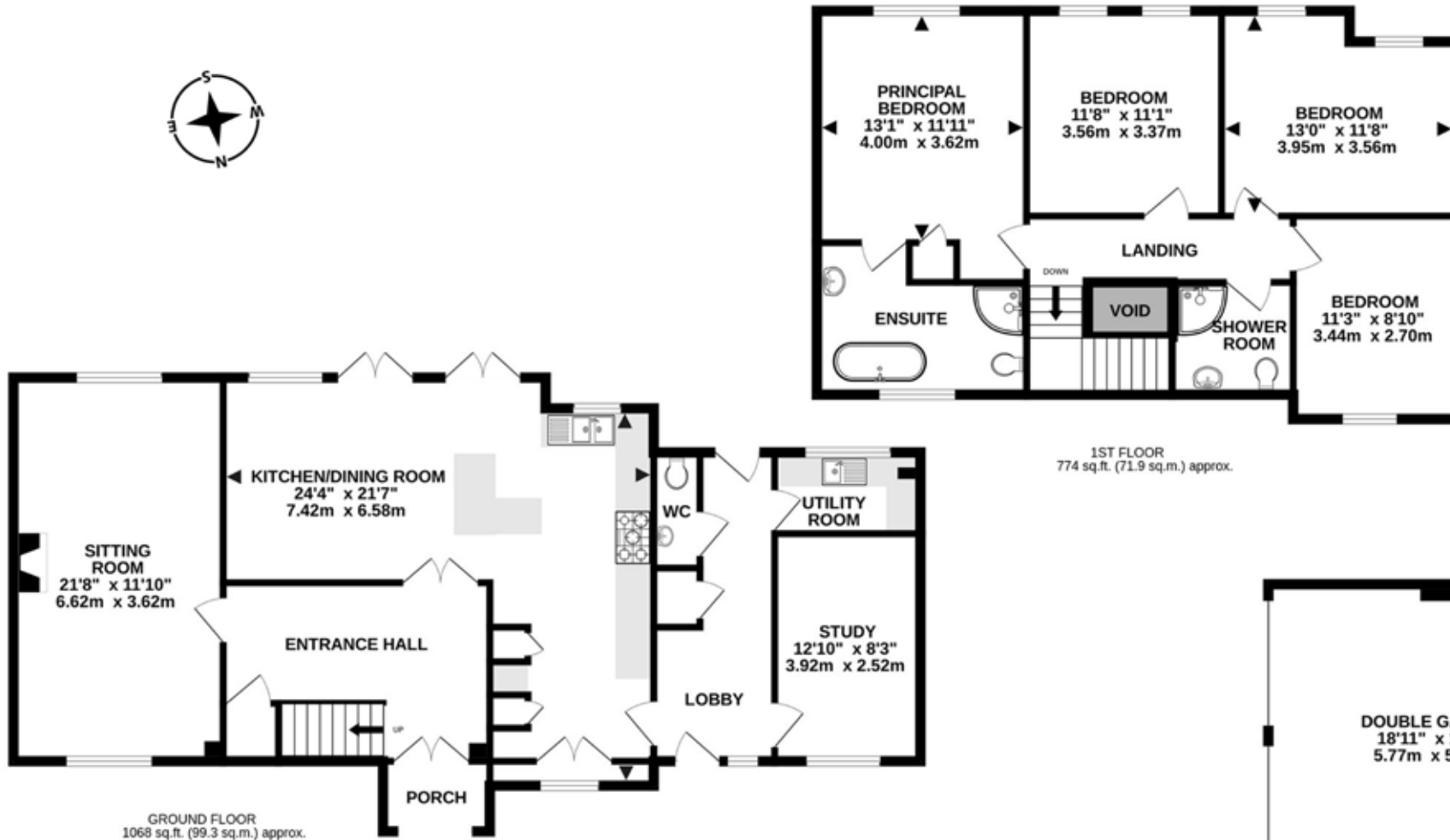
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Fibre to Premises Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band E
Freehold

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FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1842 sq.ft. (171.2 sq.m.) approx.
TOTAL FLOOR AREA : 2166 sq.ft. (201.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	81

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For a free valuation, contact the numbers listed on the brochure.





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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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