

6 Thornham Road

Cringleford, Norwich, NR4 6FU

BROWN&CO









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A delightful two bedroom detached house on the popular St Giles development. Large plot, two parking spaces and beautiful landscaped gardens.

O.I.E.O. £325,000







DESCRIPTION

No. 6 Thornham Road comprises a superb two bedroom detached home, pleasantly positioned on the St Giles development in Cringleford. The property was acquired in 2021 with the current owners carrying out a delightful range of improvements, particularly in the gardens which have been landscaped and enjoy a peaceful setting with a number of excellent seating areas. The whole is being offered to market for the first time since being built and will be of interest to buyers keen on establishing themselves on a highly sought-after development with the added bonus of the house and gardens being dramatically improved.

The accommodation is well-arranged and being detached, and a two bedroom house these are a rare find across the estate. The property is approached at the front into a spacious entrance hall with a clever storage arrangement under the stairs and access is enjoyed to the sitting room, cloakroom and kitchen.

The sitting room is a super, light space and provides access into the gardens. The kitchen itself has had major improvements with the rearrangement of base units to incorporate a larger surface area with natural stone worktops, together with tiling modernisations and again, there is access via French doors here onto the terrace. On the first floor there are two double bedrooms, with an en-suite to the principal bedroom and there is a family bathroom off the landing.

A major feature of this property are the gardens, which are an absolute triumph and beautifully established providing no.6 with a great deal of privacy from neighbours. The pergola is a key feature, of hardwood construction providing the terrace with cover across any season and is positioned just off the kitchen area. There are various seating areas, as well as a glass greenhouse and large shed naturally providing the necessary storage required for a garden of this size. At the front there is allocated parking for two cars, and the plot is larger than most across the development.

Services – Gas central heating, mains electricity, mains water, mains drainage.

Local authority – South Norfolk Council.

St Giles Park – A Place to Thrive, St Giles Park is already a growing, vibrant neighbourhood, with 201 of the 348 planned homes completed and the first residents moving in as early as May 2021. Central to its vision is the creation of a well-connected community supported by essential public infrastructure and amenities. Also completed is a brand-new sports pavilion, two football pitches, a pre-school nursery, and EV-charging parking facilities-all designed to bring people together and enhance everyday life. These amenities, just a short stroll from your doorstep, make St Giles Park more than a place to live-it's a place to thrive.

Future-proof Connectivity, at St Giles Park, every home benefits from fibre optic broadband directly connected, offering a choice of broadband carriers - a unique feature among new developments in Norfolk.

LOCATION

Nestled in the sought-after location of Cringleford, St Giles Park provides the best of both worlds. You're just moments away from Norwich's vibrant city life and Norfolk's stunning countryside and coastline. For commuters and travellers, the location couldn't be better.

With quick access to the A11 and A47, you're well connected to London, the Midlands, and beyond. The Cringleford bus interchange, a short walk away, offers easy links to Norwich city centre and further afield.

Education & Employment Excellence - Families are well-served by local schools, Cringleford Primary School and Hethersett Academy and independent schools such as Norwich High School for Girls and the City of Norwich School also offer further education options. Professionals will appreciate the proximity to Norwich Research Park, Norfolk & Norwich University Hospital, and the University of East Anglia-all just a mile away. For cyclists, dedicated paths provide safe, easy access to these institutions.

DIRECTIONS

Leave the city on Newmarket Road heading south, staying on it as it turns into the A11 dual carriageway. At the first roundabout take the first left into Holme Avenue and then turn right into Thornham Road as you head round the corner opposite the show room.

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.

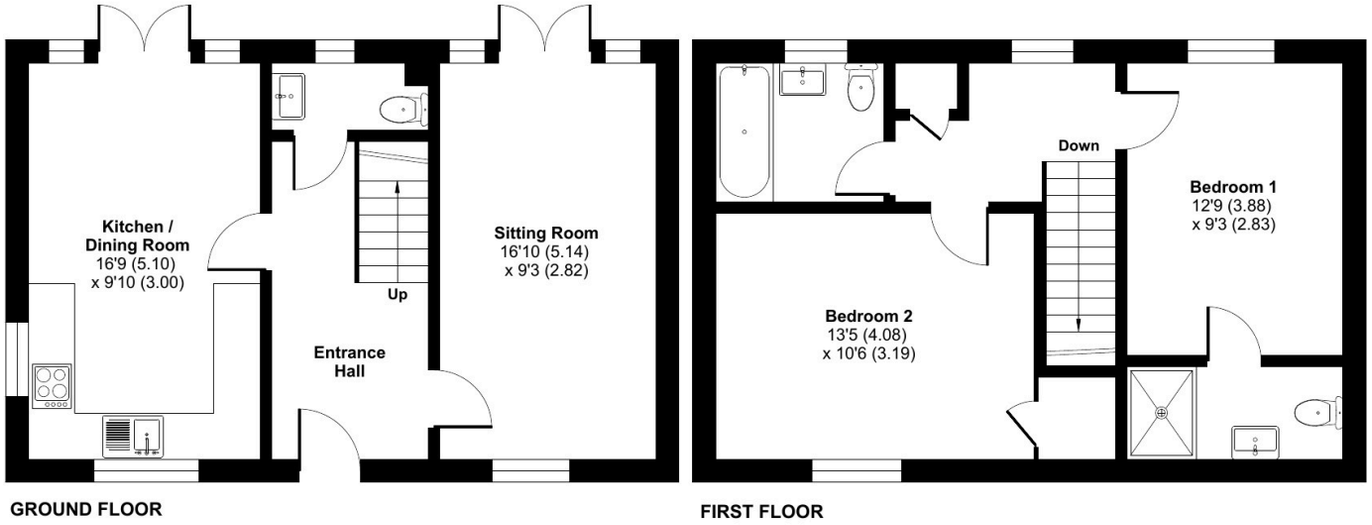
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

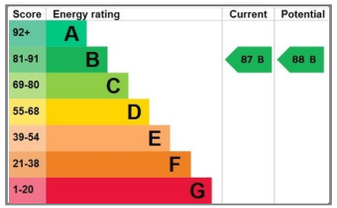


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Approximate Area = 900 sq ft / 83.6 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Brown & Co. REF: 1497683

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