

THE STORY OF

7 Pavilion Mews

Thorpe St Andrew, Norfolk

SOWERBYS

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St Andrews Park, Thorpe St Andrew,
Norfolk, NR7 0GN

Wonderful Mew House

Sitting Room with Fireplace

Dining Room

Modern Well Fitted Kitchen

Lovely Garden Room

Four First Floor Bedrooms

En-Suite Shower Room and Family Bathroom

South Facing Well Landscaped Garden

Single Garage and Parking

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This charming mews house occupies a desirable position within St Andrews Park, tucked away at the end of the development to enjoy a wonderful sense of privacy.

The well-planned accommodation begins with a welcoming reception hall, leading through to a dining room positioned to the front of the property, providing an ideal setting for entertaining. This opens into an excellent sitting room, centred around an attractive stone-surround fireplace, creating a warm and inviting focal point. Sliding doors lead into the garden room, allowing the outside space to be enjoyed from within the home.

The well-appointed kitchen offers a comprehensive range of modern units, complemented by a central island, providing both practical workspace and a sociable setting. The kitchen flows seamlessly into the garden room, creating a wonderful sense of space and connectivity across the ground floor. A contemporary cloakroom completes the ground-floor accommodation.

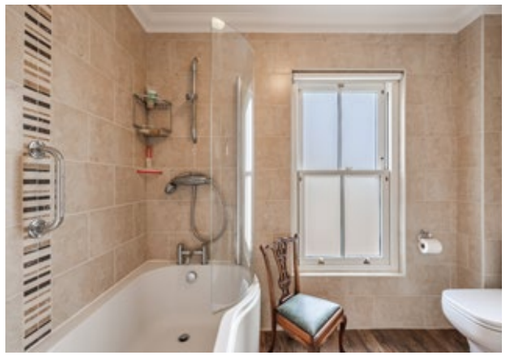
Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from a modern, well-appointed en-suite. A stylish family bathroom serves the remaining three bedrooms.

Outside, the property offers off-road parking to the front, together with access to a single garage. Established planting to the corner provides an attractive green backdrop, while the south-facing rear garden has been thoughtfully landscaped with paved and gravelled areas, complemented by specimen planting chosen for its low-maintenance appeal. This delightful outdoor space provides an ideal setting for relaxing in the sunshine or entertaining family and friends.















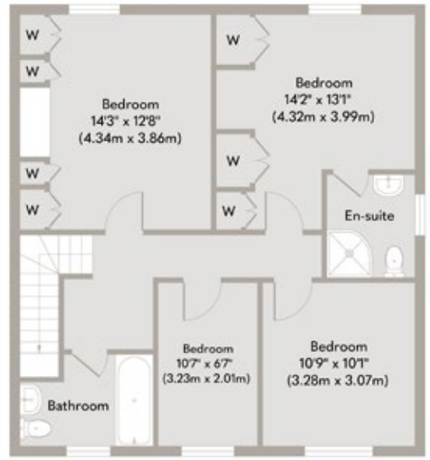




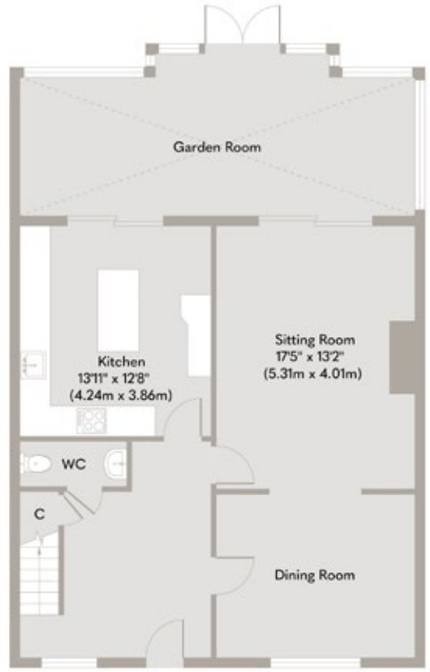








First Floor
Approximate Floor Area
748 sq. ft
(69.48 sq. m)



Ground Floor
Approximate Floor Area
1023 sq. ft
(95.08 sq. m)

Garage

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



"Light, space and a wonderful connection to the garden."

SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2790-7694-0322-4628-3063

To retrieve the Energy Performance Certificate for this property please visit https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///aura.vines.owners

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SOWERBYS

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