



THE STORY OF

86 Thunder Lane

Norwich, Norfolk

SOWERBYS



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86 Thunder Lane

Norwich, Norfolk
NR7 0JQ

Beautifully Renovated Home

Luxurious Interiors

High Quality Finish Throughout

Superb Sitting Room

Dining Room and Reading Room

Top of the Range Kitchen/Breakfast
Room and Utility Room

Four First Floor Bedrooms

Principal Bedroom With En-
Suite and Walk-In Wardrobe

Luxurious Vaulted Bathroom and
Modern Family Shower Room

Generous Garden and Ample Parking Space

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This truly impressive home has been lovingly and sympathetically renovated and extended to create a rather special property, with high-quality fittings and a thoughtful finish throughout.

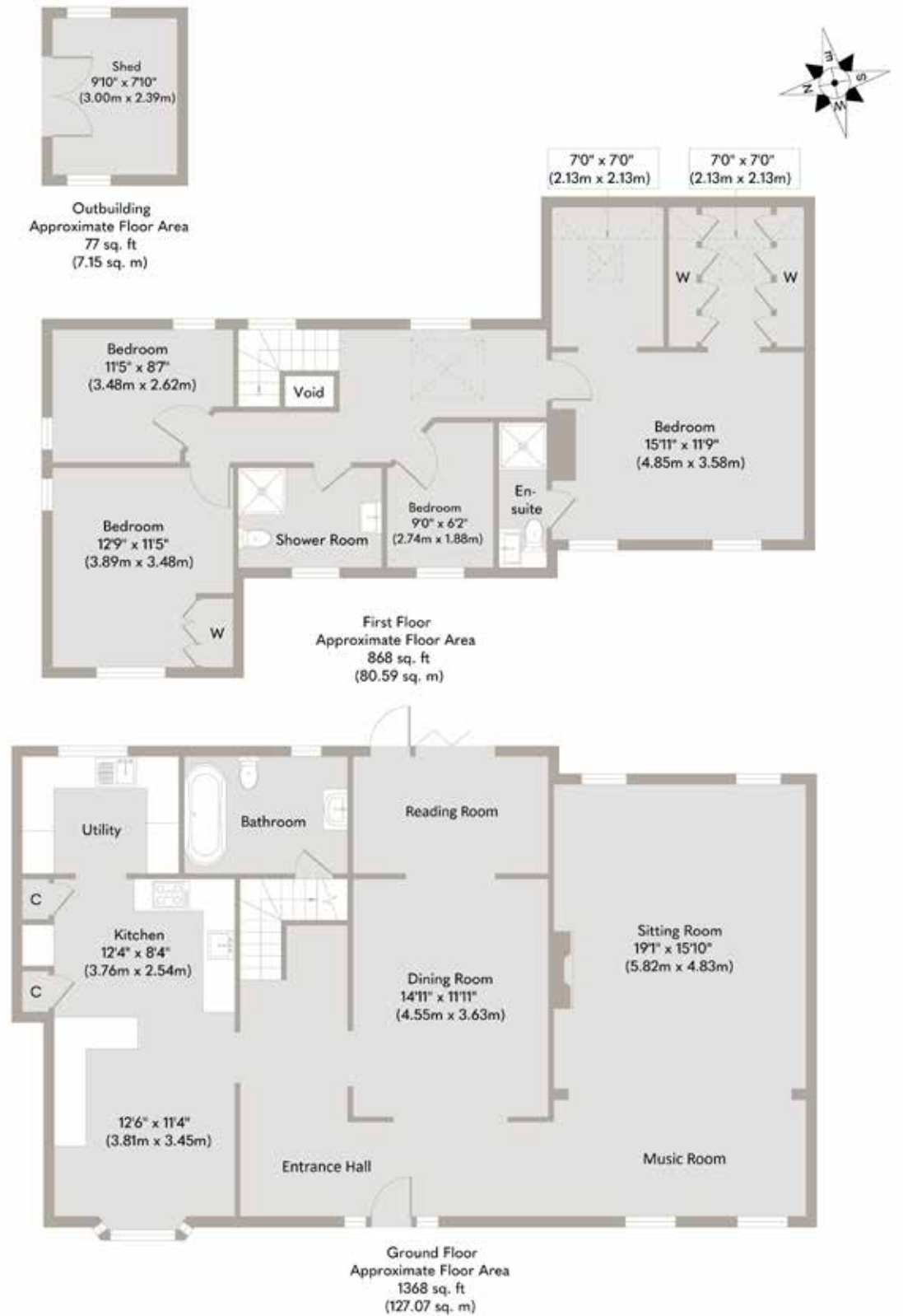
The spacious and welcoming entrance hall leads through to a wonderfully generous sitting room, flooded with natural light and offering considerable flexibility in how it can be arranged, whether creating distinct areas for relaxing, reading or entertaining. A central fireplace provides a welcoming focal point during the cooler months. The dining room is ideal for entertaining family and friends, with an archway leading through to a relaxing reading area and access to the garden. The top of the range kitchen is well-designed and a superb space for keen cooks, with an extensive range of Shaker-style units providing plenty of storage and workspace, alongside room for a table for breakfast or informal dining. A well-appointed utility room and a luxurious family bathroom with a vaulted ceiling complete the ground floor.

The bright and spacious first-floor landing leads to four superb bedrooms. The principal bedroom is particularly impressive, featuring a modern en-suite shower room, a walk-in wardrobe and a versatile alcove offering space for a sofa or dressing table. A further contemporary family shower room serves the remaining bedrooms.

To the front, a driveway provides ample parking, complemented by a lawn and established laurel hedging. The rear garden features a wonderful paved terrace, ideal for summer gatherings and outdoor dining, overlooking a generous lawn bordered by established hedging and specimen trees. Offering plenty of space for children to play, or scope to create a garden tailored to individual tastes, it is a lovely setting to enjoy time outdoors.

Combining beautifully considered interiors with generous living spaces and an attractive garden, this is a home that offers an appealing balance of comfort, style and space for modern family life.





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 the Vendor



“... great care taken to choose quality materials, timeless traditional styling and elegant finishes. Every detail has been thoughtfully considered.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating, with underfloor heating throughout the majority of the ground floor.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 6436-5420-9609-0425-7296

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: /// oddly.courier.lined

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SOWERBYS

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