



THE STORY OF

# 23 Heath Road

*Thorpe End, Norfolk*

**SOWERBYS**

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THE STORY OF

# 23 Heath Road

Thorpe End, Norwich, Norfolk  
NR13 5BQ

Homely Accommodation

Updated and Extended with Versatile Space

Excellent Entertaining Area

Self-Contained Annexe

Parking For Several Cars

Location in the Highly Sought-After  
Garden Village of Thorpe End

Backing onto Woodland

Attractive Garden Room

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“We have loved living in this charming village and we couldn’t have found a more perfect location to settle.”

When the vendors were looking for a home close to Norwich, they fell in love with Thorpe End - a garden village close to the city. They loved the accessibility on offer, but equally the separation along with a close proximity to the countryside and woodlands which are on their doorstep - after a long and busy day.

They have completely updated the property and in particular the vaulted garden room, which has been their favourite place in the house. It is a superb addition off the kitchen/dining room and makes for a great entertaining and party space. Backing onto the woodlands, it has been great to sit and enjoy watching the nature.















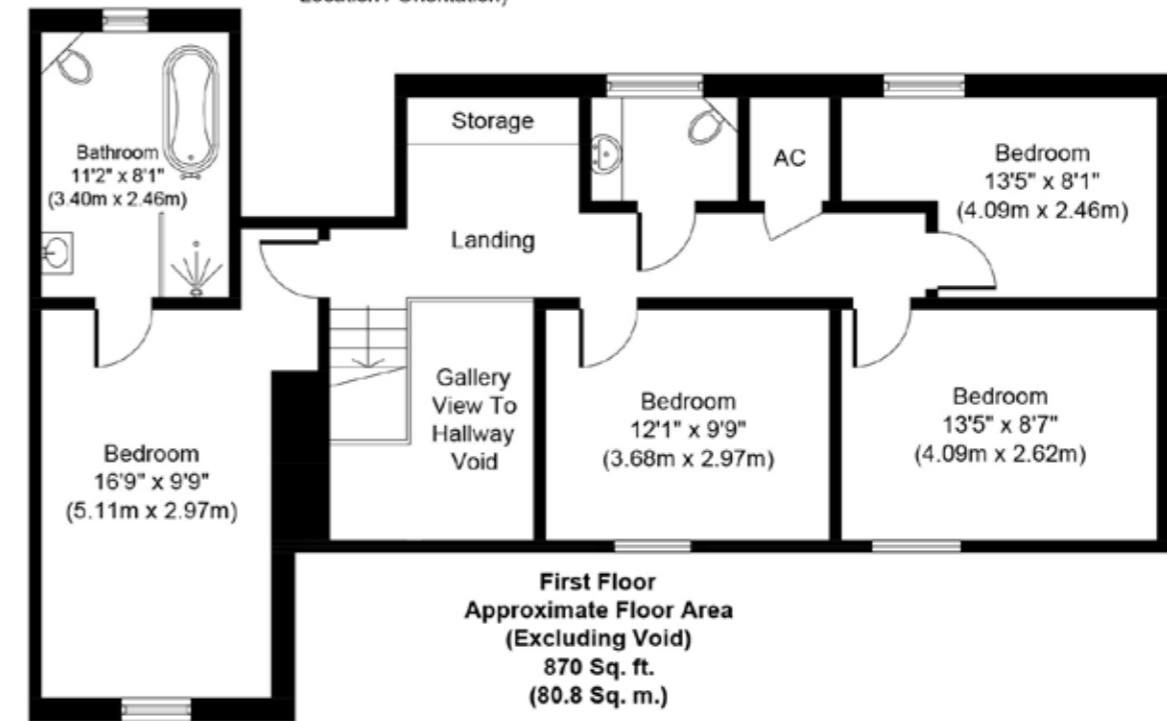
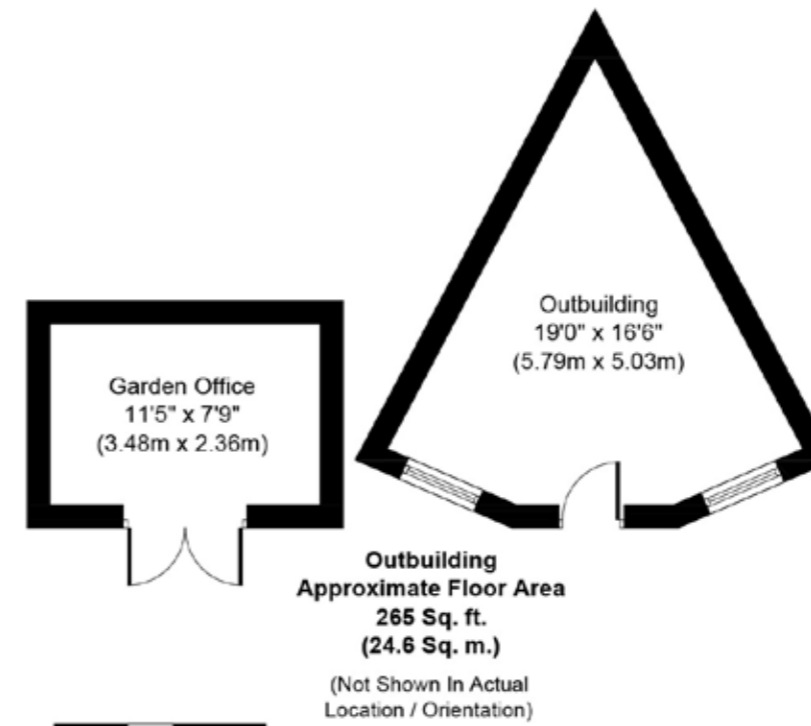
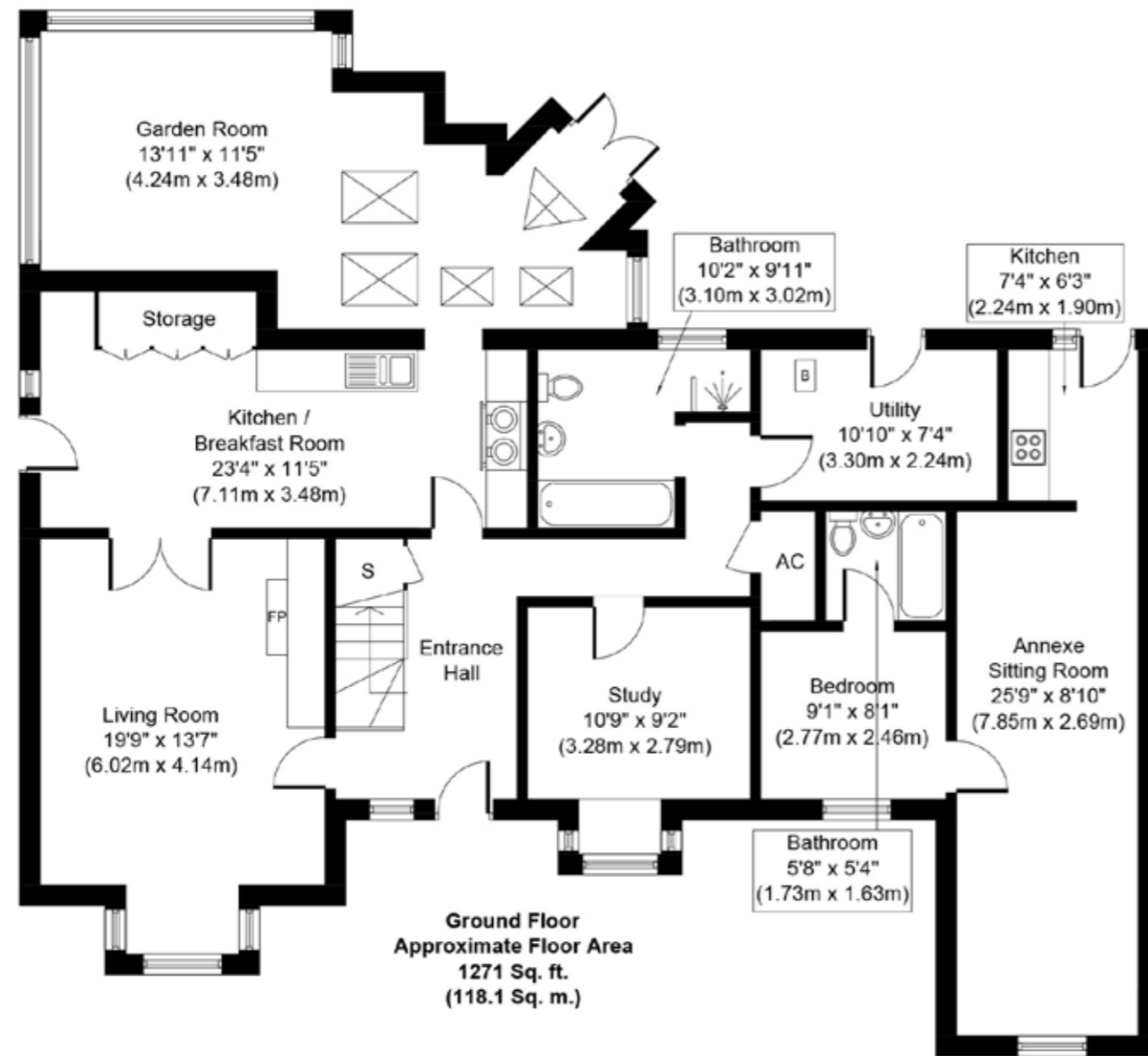
In our client's spare time, they've enjoyed visiting their local deli, Harleys, and have also loved walking along the River Yare, taking in the local shops or stopping for a drink at their historic local pub.

Having owned the property for 13 years, and watching the needs of the family grow and change, it has been wonderful that the space here has been able to adapt to suit them, highlighting its versatility. The annexe has been a great addition and perfect for multi-generational living, but could even be a holiday let.

Locally the area is renowned for 'Thorpe in Bloom' which is during the summer and with many gardens taking part in a floral competition. The owners, like many others, love walking around enjoying the efforts and hard work of keen gardeners locally.







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.

ALL THE REASONS



# Thorpe End

IS THE PLACE TO CALL HOME



On the east side of the city is Thorpe End. The village is known locally as the “garden village” and has an in-bloom gardening event for people to showcase

their own gardens. There are also shops, a village hall and an historic Grade II listed pub.

The ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It’s perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

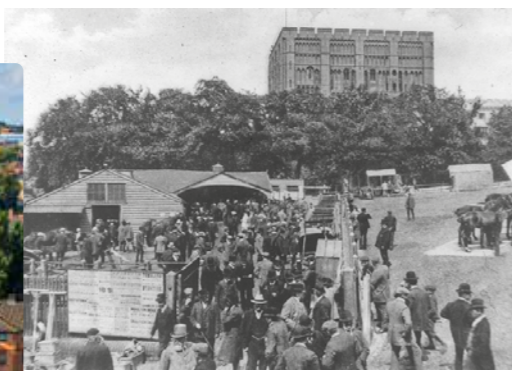
Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK’s most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains

its character and beauty. Laced with merchant’s houses, thatching, individual homes, speciality shops and small cafes, you’ll be led toward the 1,000-year-old Norwich Cathedral. To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the ‘Golden Triangle’ neighbourhood is a favourite with families. There is also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city’s airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



“Our vaulted garden room is our favourite spot in the house.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 9641-2825-6701-9623-4121

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: ///dame.thick.latter

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# SOWERBYS



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