

A dining room with a wooden table, orange chairs, a piano, and tiger-patterned wallpaper. The room features a large chandelier, a piano with potted plants on top, and a fireplace with a log stack. The walls are white with decorative moldings, and the floor is covered with a patterned rug.

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THE STORY OF

151 Yarmouth Road

Thorpe St Andrew, Norfolk

SOWERBYS

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THE STORY OF

151 Yarmouth Road

Norwich, Norfolk
NR7 0SA

Fine Georgian Villa

Bright and Spacious Sitting Room

Modern Kitchen

Well-Appointed Utility Room

Five Excellent Bedrooms

Principal Bedroom with Balcony and En-Suite

Cloakroom and Cellar

South-Facing Garden and Terrace

Popular Location

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“This has been our elegant, private and quiet home...”

The grandeur of this Georgian villa is undeniable, and its charm has only been enhanced by a later addition which compliments its architectural style.

The property has been lovingly updated with an eye for detail, resulting in a stunning and sophisticated home that exudes elegance and style.

Originally, the whole building was designed as one grand detached villa, but it has now been thoughtfully separated

into three homes, of unique and individual character.

Here at 151 Yarmouth Road, the attention to detail is immediately apparent once you've entered the home. A spacious entrance hall creates an instant impression of grandeur and warmth; and the ornate stained glass window and oak flooring are just two examples of original features which have been carefully preserved to maintain the villa's historical significance.





“The lounge is incredibly peaceful.”



The villa's past grandeur is still evident throughout this home, with generously proportioned rooms which provide a sense of space and tranquillity. The sitting room is a perfect example, boasting plenty of natural light and a wood burner radiating warmth and comfort. The exposed floor timbers add to the room's charm and character, while the french doors offer easy access to the front garden - providing a seamless transition from indoor to outdoor living.

Despite its historical roots, the villa also offers modern amenities for contemporary living. The well-equipped kitchen is a dream for any home chef, with stylish granite worktops, a cooking range, and rustic floor timbers which blend effortlessly with the villa's traditional style. Downstairs, additional features include a well-appointed utility room, a separate cloakroom, and a useful cellar.



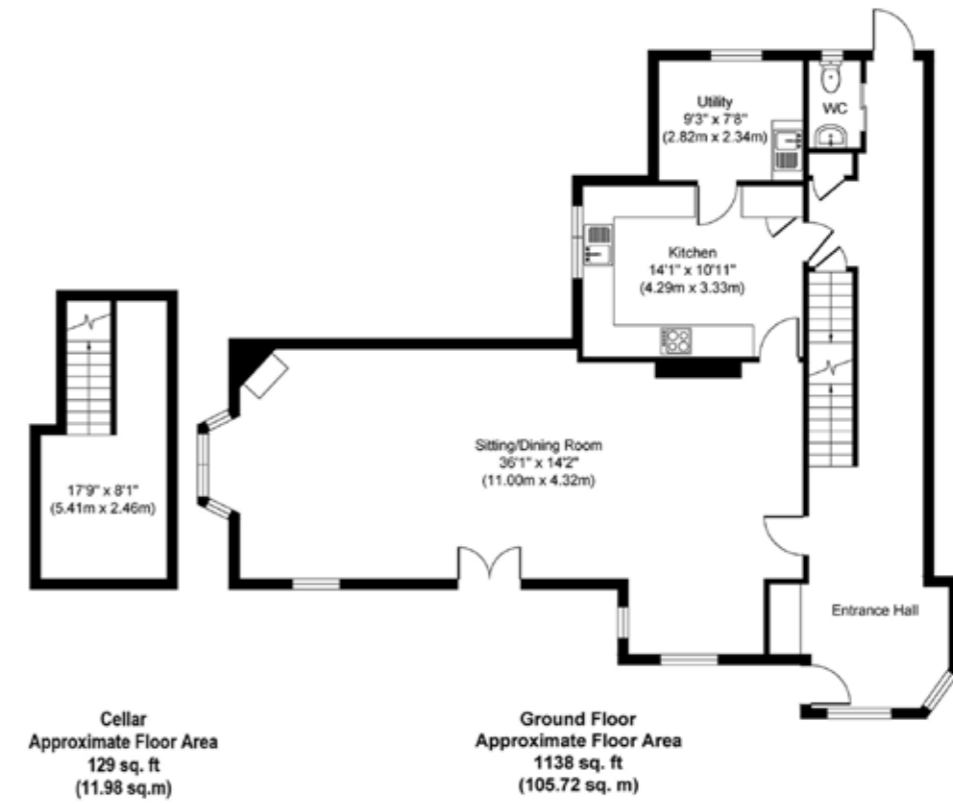
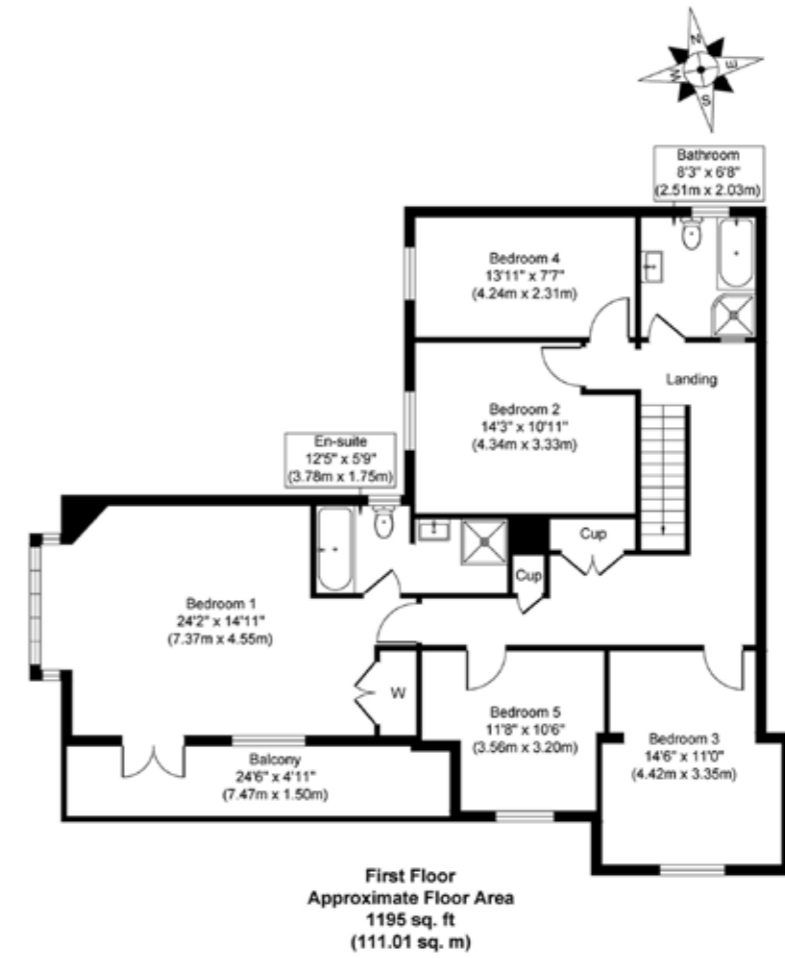
On the first floor, there are five bedrooms with its principal bedroom a highlight of the home. The spacious and luxurious suite, complete with a stylish and modern en-suite bath and shower room, also has a south-facing balcony offering panoramic views of the garden and a tranquil retreat overlooking the outside world. The four further bedrooms are served by the modern family bath and shower room, meaning there's ample space for family and guests.

“We re-located here for work, and choosing this home was completely the right decision.”

Approached via a shared driveway, the property has ample parking and a beautiful garden - your oasis of tranquillity which provides the perfect space to unwind and relax. The mature boundary hedging, and specimen trees, create a sense of privacy and seclusion, while the abundance of wildlife adds an element of natural beauty and wonder to the property.

Located within easy reach of Norwich, this elegant home offers a perfect blend of an idyllic location, within easy reach of the convenience, shine and shimmer of city lifestyle.





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 St Andrew

IN NORFOLK
IS THE PLACE TO CALL HOME



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, there are various facilities including a health club, Sainsbury's supermarket, and local primary and secondary schools, rated 'Good' by OFSTED. The attractive River Green, with its delightful riverside setting, is home to numerous shops and businesses, really giving the feel of village life. Within a short stroll you'll find a cafe, several pubs, an Indian restaurant, Chinese takeaway and fish and chip shop, and day-to-day living is well provided for by the excellent range of local shops on the doorstep.

Neighbouring Thorpe Marshes are delightful, popular with dog walkers, bird watchers and nature lovers and the River Yare is also just a few minutes' walk away, providing mooring for moats and a launch site for smaller craft. With a wonderful mix of urban access, the atmosphere of a small town, and neighbouring countryside, Thorpe St Andrew offers the perfect balanced lifestyle.

The property sits on a major route with public transport into Norwich, which has everything you would desire of a vibrant regional capital. Norwich has a modern cultural feel, a real sense of history preserved, with beautiful heritage, dynamic night-life, two major shopping malls and Norwich's infamous Market. Such is the wide variety of shops, bars, cafés and restaurants that the Norwich Lanes won the great British high street of the year.

Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.



Note from the Vendor



“The villa served as one of the five hospitals in the parish of Thorpe, during The Great War.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0347-2821-7921-9306-6871

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: ///strike.tricky.fine

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