



5 Lodge Place

Thunder Lane, Thorpe St Andrew, Norwich NR7 0LA

BROWN & CO



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A wonderfully presented three/four-bedroom bungalow in a prime location to the east of Norwich.

£695,000



DESCRIPTION

No. 5 Lodge Place enjoys stunning accommodation in charming gardens being positioned in a most desirable location to the east of Norwich, in the sought after suburb of Thorpe St Andrew. The property is positioned within a cul-de-sac enjoying a private position and will be of great interest to buyers keen to acquire a family home in excellent order throughout whilst being within striking distance of the City.

The property is approached to the side into a wide reception hall providing access to the principal open plan kitchen diner family room, and the main hall. The kitchen itself enjoys a superb range of integrated appliances with granite worktops together with a super kitchen island which overlooks the sitting room and dining area. There is a lovely open plan feel to the property; the inclusion of recently fitted French doors out to the terrace provides a lovely link into the gardens. Off the kitchen is a useful pantry and a rear lobby allows internal access to the garage and external access to the side.

The bedroom accommodation is well arranged and positioned across one side of the property. Of particular note, is the principal bedroom suite with a fitted dressing room, en-suite and there is access out onto a terrace. The remaining two bedrooms, study, family bathroom, and utility room are positioned off the inner hall. The current owners adapted the accommodation in 2022 creating

a study area which adjoins the third bedroom beautifully.

The gardens and grounds have been beautifully landscaped, being mainly laid to lawn with a range of deep flower beds and borders offering an incredible amount of privacy. The gardens are fully enclosed by panel fencing and enjoy a number of seating areas. In particular, the main terrace with an attractive pergola makes a wonderful place to entertain. The gardens can importantly be accessed from either side of the property.

Services – Mains gas, mains water, mains electricity, mains drainage

Local authority – Broadland District Council. Council tax band – D
Acreage – 0.188 acres (stms)

LOCATION

The popular suburb of Thorpe St Andrew is conveniently located to the east of the city with easy access to the A47 Norwich Southern Bypass and to North Norfolk via the recently opened Northern Distributor Road. There is also a regular bus service nearby on Yarmouth Road into Norwich city centre. Amenities in the area include local shops and a Sainsbury's store, all levels of schools, riverside Public Houses and restaurants along Yarmouth Road, health and leisure centres, doctor's and dentist's surgeries and a

veterinary practice. Norwich railway station can also be found to the east of Norwich city centre.

DIRECTIONS

Proceed out of Norwich on Yarmouth Road and turn left into Thunder Lane. Continue up the hill and turn left into Lodge Place. The property will be seen on the left-hand side.

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

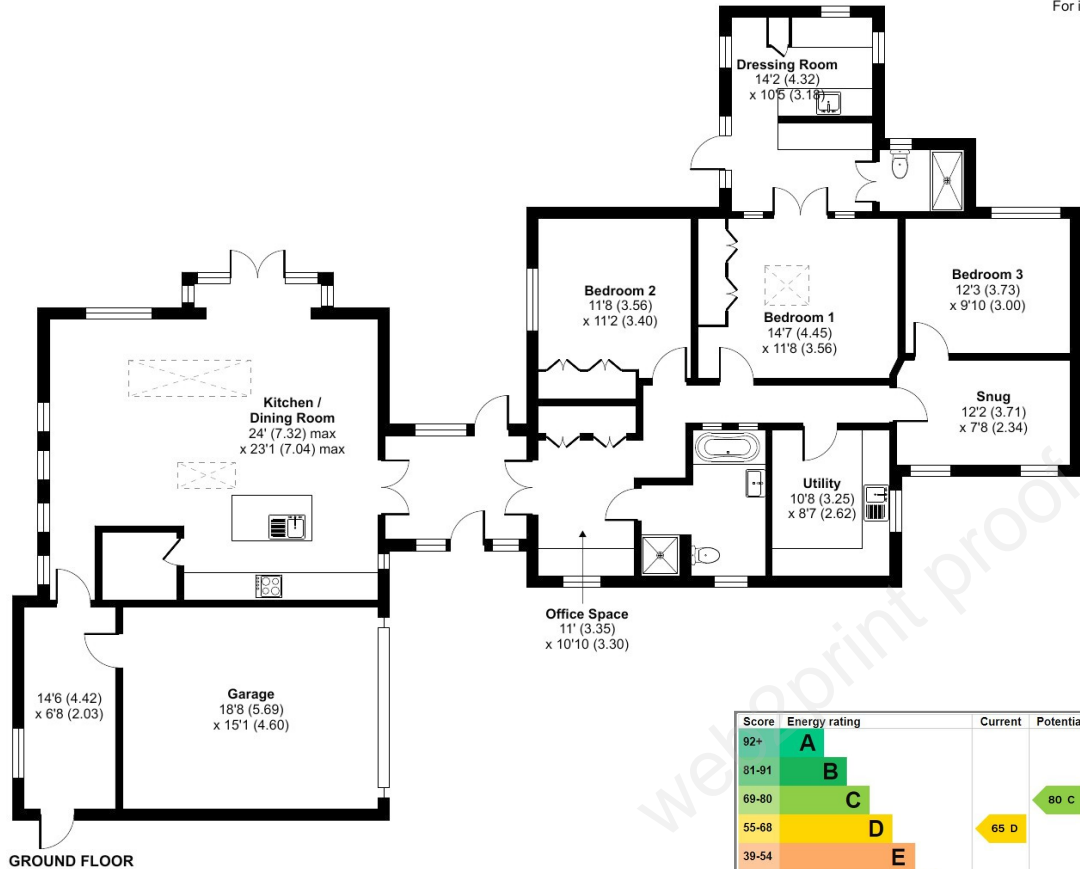




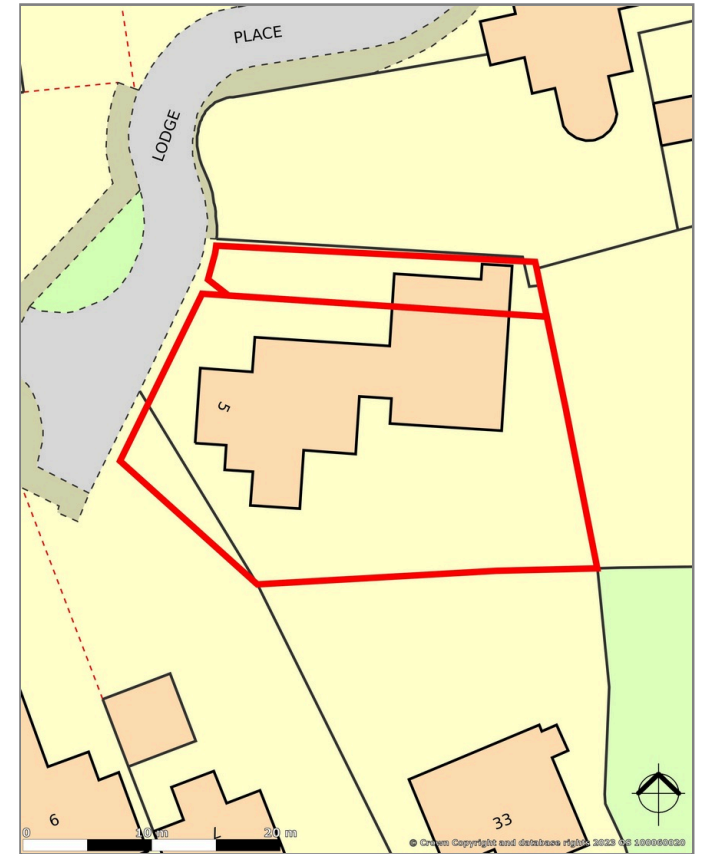
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Approximate Area = 2072 sq ft / 192.4 sq m (includes garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brown & Co. REF: 1018560

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