



142a Thorpe Road
Norwich, Norfolk, NR1 1RH

BROWN & CO



142a Thorpe Road, Norwich, Norfolk, NR1 1RH

An attractive new-build bungalow offering four double bedrooms and parking in the sought after suburb of Thorpe Hamlet, close to Norwich city centre.

£425,000



DESCRIPTION

No. 142a Thorpe Road comprises a delightful four-bedroom newly built bungalow enjoying an elevated position overlooking its enclosed and well-maintained gardens. Constructed of brick and rendered elevations under a pantile roof the current owners have created a superb property with great emphasis on delivering an open plan feel whilst enjoying access out over the south facing terrace and gardens from the living room.

The accommodation is well-arranged and comprises entrance hall, utility room, four double bedrooms with dressing room and en-suite shower to the principal bedroom, family bathroom and kitchen/family/living room.

To the outside the property is approached via a shared drive which leads around to the rear where there is parking for two vehicles on the driveway for the property together with an electric charging port. The gardens are mainly lawned with a brick pillared wall and wrought iron fencing bordering the whole beautifully. A shed will remain with the property.

Services – Mains water, mains electricity, mains drainage, gas fired central heating.

Local authority – Norwich city council.

LOCATION

Situated to the east of the city centre, the property is within walking distance of Norwich rail station and in close proximity to the Riverside Shopping and Leisure Centre and Norwich city centre.

DIRECTIONS

Head away from Norwich along Prince of Wales Road and at the traffic lights proceed onto Thorpe Road. Continue up the hill, the property will be located 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.

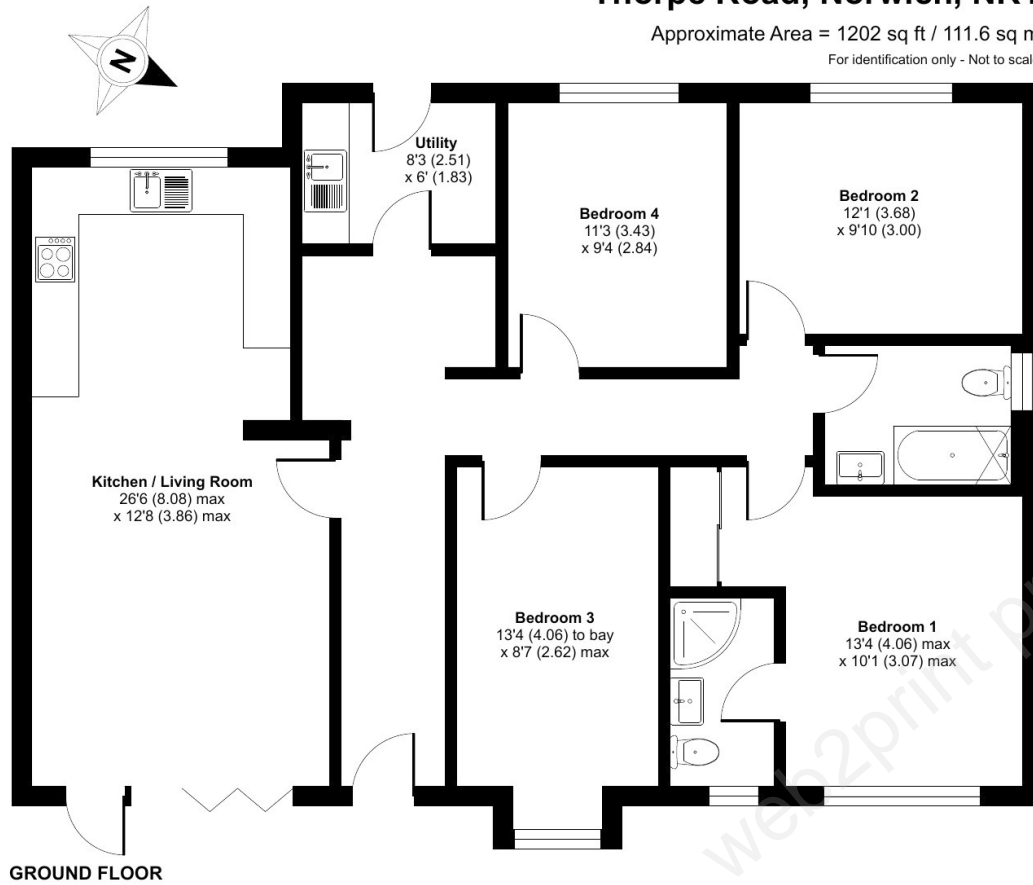
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Thorpe Road, Norwich, NR1

Approximate Area = 1202 sq ft / 111.6 sq m

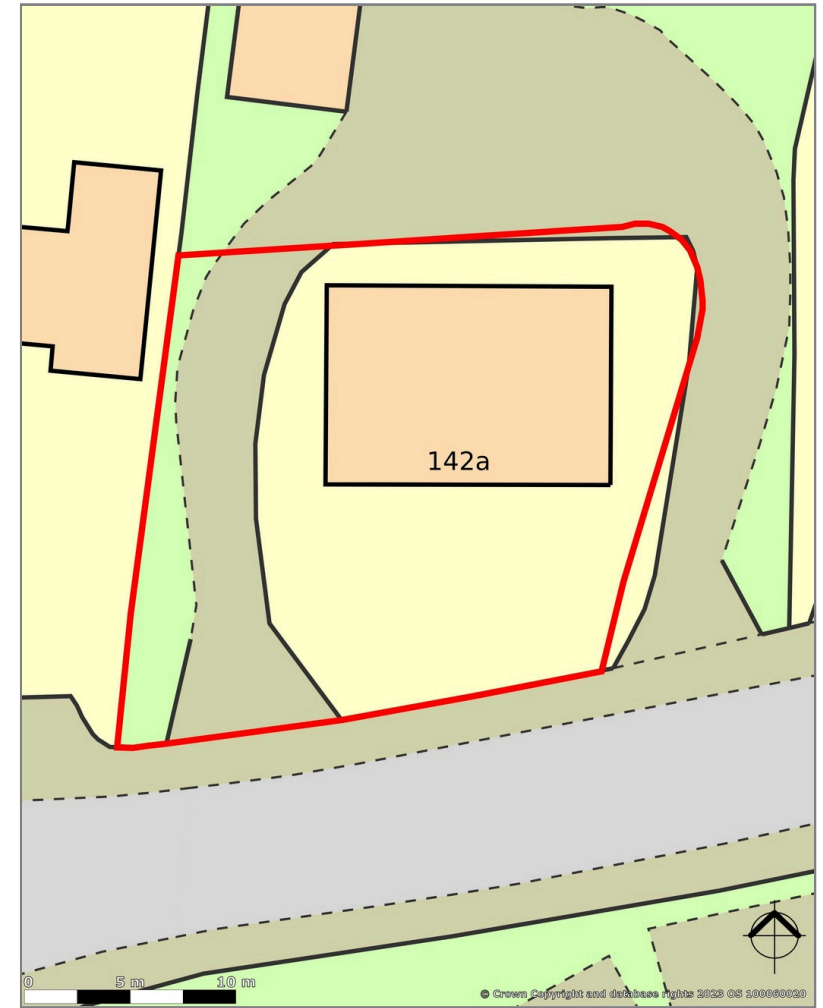
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2023. Produced for Brown & Co. REF: 1032182



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated September 2023. Ref. 051115

Brown&Co

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E norwich@brown-co.com

BROWN & CO

Property and Business Consultants