



THE STORY OF

12 Woodland Drive

Thorpe End, Norfolk

SOWERBYS

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12 Woodland Drive

Thorpe End, Norwich,
NR13 5BH

Stunning Contemporary Home

Highly Desirable Location, on a Private Road

Fastidious Renovation and Extension Project

Superb Open-Plan Living

Top-Specification Throughout

Four Double Bedrooms

Sensational Principal Suite

Set Within a Conservation Area, with
Tranquil Woodland Surroundings

Large Driveway

Sprawling Manicured Lawn

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“...a sensational contemporary home...”

A wander down the highly desirable and tree-lined Woodland Drive will see you in the company of many fine aspirational homes, yet few boast the impact and idiosyncrasy of No.12; a sensational contemporary home showcasing inspired architecture able to create a cutting edge environment within, whilst making the very best of the elegant wooded surroundings.

Having recently undergone a fastidious renovation, alongside substantial extension works, this distinguished home stretches comfortably over 2,000 sq. ft. and now offers not only magazine worthy interiors, but also the invaluable flexibility to accompany the ever-changing demands of modern family life.

A warm welcome home is assured for

you and any guests with the entrance hall leading past a stunning full-height galleried landing and staircase, awash with natural light.

Entertaining will be a pleasure, with the majority of the ground floor dedicated to an extraordinary open-plan lifestyle room. This highly functional space houses the stunning kitchen, offering a fine array of contemporary cabinetry topped with quartz and a large breakfast bar island providing an informal and sociable dining alternative to the generous adjacent dining area.

Further seating areas add brilliant flexibility to the space whilst the entire room enjoys panoramic views of the garden and surrounding woodland via a full run of bi-fold doors.

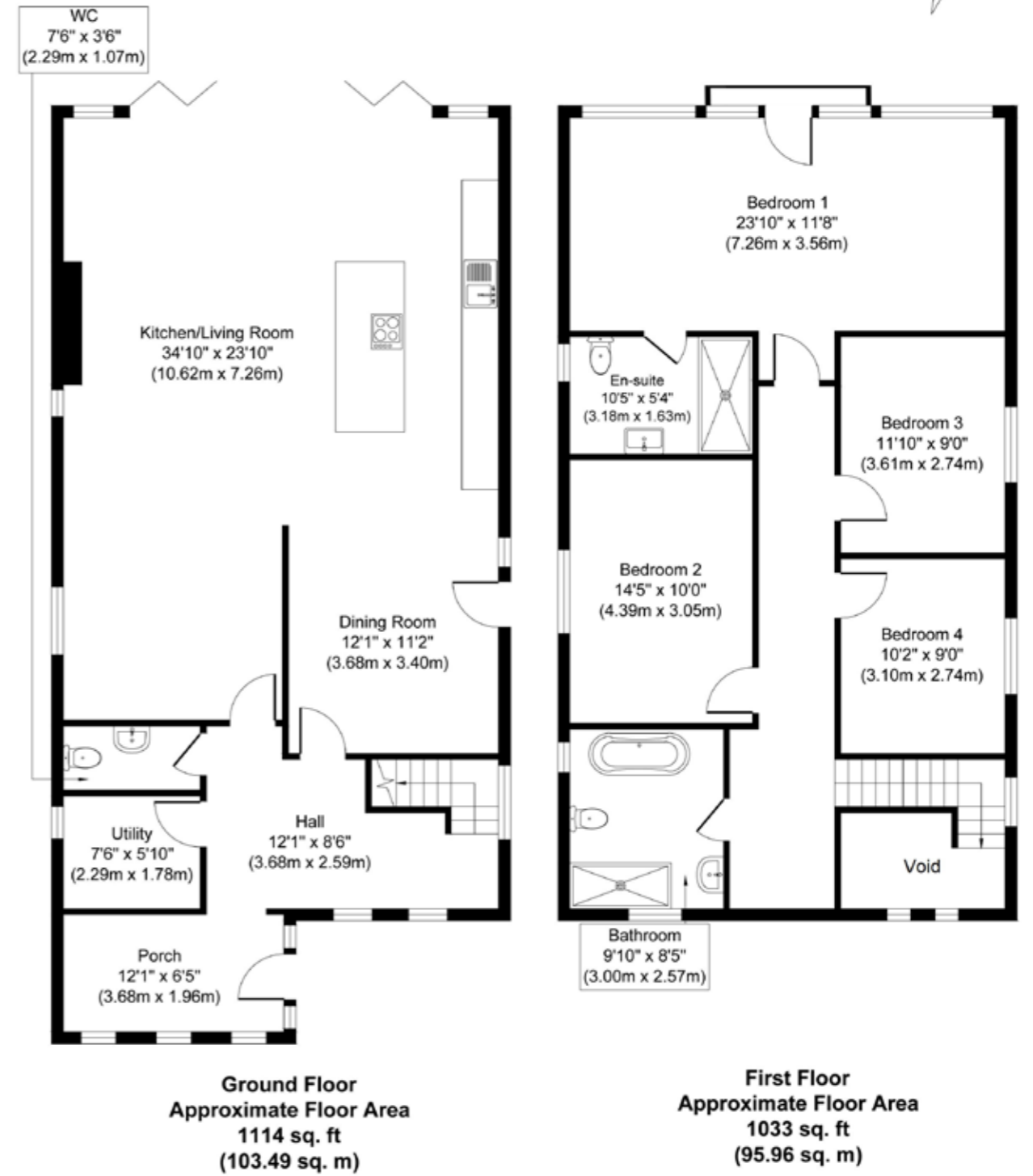


The first floor is home to the four generous bedrooms. The show-stopping principal suite boasts generous proportions, an en-suite worthy of a five-star hotel, and a dramatic run of full-height windows beautifully framing the natural surroundings. Three further double bedrooms are well-served by the central family bathroom, every bit as luxurious as the principal en-suite.

“...making the very best of the elegant wooded surroundings.”

A large driveway to the front provides off road parking for several cars, whilst the south-facing rear garden is an oasis of calm with a spacious sun terrace leading to the sprawling manicured lawn.





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 and a village hall.

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

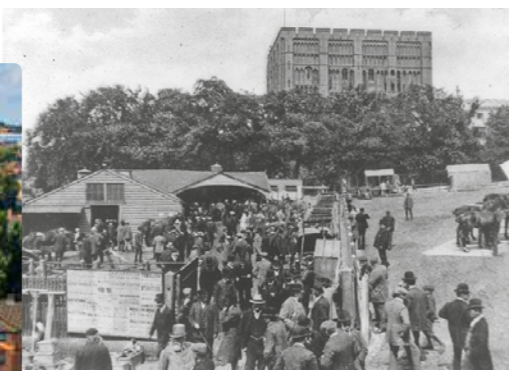
its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

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 Sowerbys



“The Juliet balcony in the principal bedroom is a superb place to start and end the day, soaking up the woodland views.”

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SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 9613-2044-4206-4387-5200

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: ///poem.invest.acting

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