



THE STORY OF

# 21 Thorpe Hall Close

*Norwich, Norfolk*

**SOWERBYS**





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THE STORY OF

# 21 Thorpe Hall Close

Norwich, Norfolk  
NR7 0TH

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Superb Town House

Sought After Location

Modern Kitchen/Breakfast Room

First Floor Sitting Room and Balcony

Four Bedrooms

Family Bathroom and En-Suite

Integral Garden and Parking

Lawned Garden with Studio Room

Mooring Along the River Yare

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“We’d describe our home as peaceful, safe and welcoming.”

21 Thorpe Hall Close provides the perfect lifestyle, combining the feeling of being in the countryside, whilst also a stones throw from the bustle of the city centre. This superb town house is situated within a small cluster of homes on or close to the River Yare.

This one in particular is a rare find, with its lovely well landscaped garden leading to a small cut of the river, a perfect spot to sit and enjoy the water and abundance of wildlife and tranquillity. The house itself is set over three floors, and provides well balanced accommodation.

The spacious hall serves access to a modern cloakroom and access into the integral garage. The kitchen is a showstopper, with its super modern units giving a lovely contemporary finish and feel.

The herring bone flooring is stylish and marries perfectly with the elegant feel of the kitchen. There’s plenty of space for a kitchen table, with doors leading out to the rear garden and an innovative bi-fold window that seamlessly brings the outdoors inside.







The staircase then takes you to the first-floor landing, where you'll find a bright and airy sitting room, which features sliding doors leading onto the balcony, where you can really enjoy views of the river and woodland beyond.

In addition, there is a well-appointed bedroom with modern en-suite and balcony to the front.





The second staircase then takes you to the top floor, where three further bedrooms are located, and a modern bathroom.







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.  
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In the front, a gravelled driveway provides ample parking and access to the integral garage. There's a small patch of grass and a pathway leading to the contemporary entrance door.

At the rear, the garden features a spacious lawn area, along with a fantastic entertaining terrace, complemented by specimen planting and a superb studio ideal for working from home.

A standout feature is the decking and mooring along the riverbank, offering an incredible spot to sit, relax, and soak in the tranquillity of the surroundings. This area is perfect for enthusiasts of river activities, such as boating, canoeing, or paddleboarding.

“To have so much wildlife in a central location is wonderful. We have seen otters, herons, kingfishers and muntjac deer all from our garden.”





ALL THE REASONS

# Norwich

IS THE PLACE TO CALL HOME



This ancient city 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 west 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 are 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*



“The house has taught us to slow down and observe, you can't help but feel relaxed here.”

THE VENDOR



### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: ///analogy.curving.rotate

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# SOWERBYS



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