



Four Seasons
16 Thorpe Hall Close | Thorpe St. Andrew | Norfolk | NR7 0TH

FINE & COUNTRY

DELIGHT BY THE WATER



“A truly magnificent riverside residence, walking distance from the centre of Norwich yet feeling a world away. You can sail, fish, paddleboard, soak up the sun on the balcony, head out for lunch at one of the many nearby eateries, or simply sit in your home or garden and watch the world go by.

A beautiful property that’s been designed to make the most of the setting, this is perfect as a family home or weekend retreat.”



KEY FEATURES

- An Impressive Detached Home with Riverside Views and Mooring in Thorpe St. Andrew
- Five/Six Bedrooms; Four Bath/Shower Room
- The Principal Bedroom benefits from a Dressing Room, En-Suite and a Balcony; The Guest Bedroom also has an En-Suite
- Kitchen/Breakfast Room with Separate Utility
- Two Reception Rooms and a Large Study/Bedroom Six
- Garden Room and a Conservatory
- The Gardens sweep down to the River and extend to 0.45 of an acre (stms)
- Double Garage with Large Gravel Drive providing Parking for Plenty of Vehicles
- The Accommodation extends to 3,130sq.ft
- Energy Rating: TBA

Properties like this don't come up very often – an impressive spacious home on a highly desirable no-through road, just a short distance from the centre of Norwich, yet tucked away in a secluded position with no passing traffic. With a generous garden complete with hot tub, it's a wonderful place to relax and unwind, with plenty of room to gather friends and family and make memories, yet it's also very practical and enormously convenient, both for work, leisure and travel.

An Oasis By The City

Imagine waking up to riverside views each morning, sipping your cuppa on the balcony while kingfishers swoop over the water. Or stargazing from your hot tub on clear nights. Perhaps you're keen to head out on the water, or you're at your most peaceful when you're whiling away the hours fishing. The current owners of this appealing home were drawn here by the location, attracted to those eye-catching views, but also to the fact that there's so much to do within a short walk of the property, along with excellent transport links by bus, road and rail. It's been a much-loved holiday home and they had fully intended to retire here, but now that their plans have changed, this is your chance to make this beautiful home your own.

Spacious And Sunny

Close to the city and bordered by the river on one side and a small cut for boats on the other, this quiet close is a lovely green place to live. And this house sits in the very best plot, set right back from the end of the road with gardens wrapping around all sides. The rear of the house backs onto the river and faces south, so it really does make the most of the setting and the light.





KEY FEATURES

Inside, there's a triple aspect sitting room on the ground floor, doors opening to the west, plus a beautiful central dining room connecting the sitting room to the kitchen breakfast room. The latter also connects to the conservatory to the east (a great spot for breakfast) and to the garden room that runs along the back of the house. This versatile set up means you can open up the ground floor and it has a nicely comfortable flow and can easily accommodate a crowd – perfect for family gatherings or parties. A versatile ground floor study could double as a bedroom if desired and has a very handy shower room next door. The whole house is filled with light and each room is a great size with lovely proportions. Upstairs, the principal suite feels truly luxurious, with access to the large south-facing balcony, a private dressing room and a stylish en-suite with a freestanding bath and separate shower. There are five further bedrooms, one of which is also en-suite and two of which have doors to the balcony.

So Much To Explore

Step outside and you'll find yourself on a large, securely fenced and gated patio area, complete with hot tub. This is the perfect spot for big barbecues or evening drinks. Children will love to sit and wave at boats going by. Head out on your boat and you can cross over to the island opposite (a great adventure for little ones!), go across the main part of the Yare to Whitlingham (far closer by river than by car), or go right into the heart of Norwich. After all this, you'll have worked up quite an appetite, and whatever cuisine you fancy, chances are you can find it close by here. There are several pubs, restaurants and bars within walking distance, as well as the delights of the city centre. Regular buses travel into the city, which takes just a few minutes, and when you need to go further afield, you can walk to the station and go down to London or up to the North Norfolk coast by rail. You also have easy access by road to the A47 and Broadland Northway from here, so it's ideal if you travel frequently for work, or if you're using this as a second home.

Agents Note

Knotweed was found present along the small boat cut, not near the property, but the owners have paid for the removal and bioremediation of canes, crowns and superficial rhizome with associated herbicide treatment programme, and have a Environet 10-year Insurance Backed Guarantee underwritten at Great Lakes Insurance UK Limited.





























INFORMATION



On The Doorstep

The property lies less than 2 miles at the very bottom of the close behind the five-bar gate miles east of the city of Norwich in the sought after suburb of Thorpe St. Andrew. It is close to the river, shops, supermarkets, pubs and restaurants, take-aways, a selection of schools covering all age groups. The centre of Norwich is under a ten-minute drive away, along with the A47 southern bypass and the A11 main arterial road leading out of the county.

How Far Is It To?

Thorpe St. Andrew is within easy reach of the mainline train station, with links to London Liverpool Street and the international airport found to the north of Norwich. The city offers all you would expect of the county capital, with a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south west and Newmarket 47 miles. Wroxham is less than 6 miles away, where you can explore the Norfolk Broads.

Directions

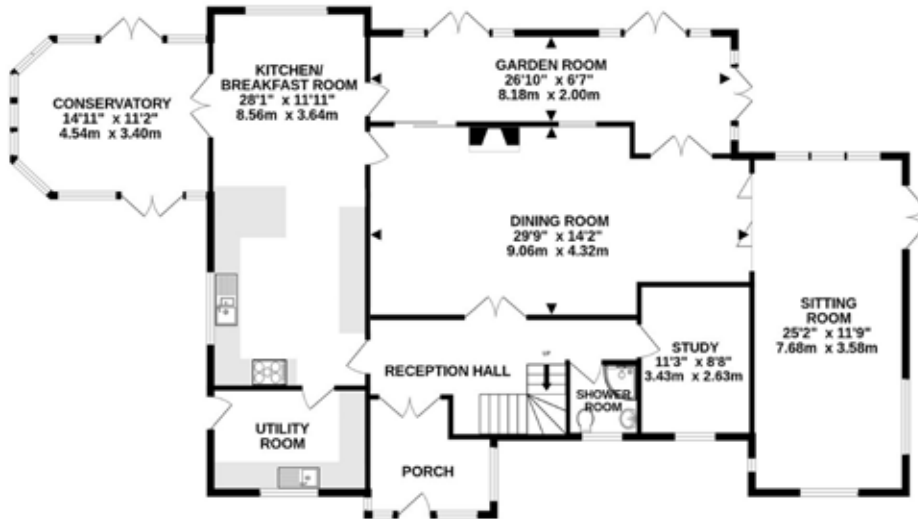
From Norwich city centre head east along the Thorpe Road adjacent to the railway station. At the signs for Thorpe St Andrew, at the Harvey Lane junction travel straight on continuing along the Yarmouth Road. The turning for Thorpe Hall Close, will be found on your right hand side and the house will be found at the very bottom of the close behind the five-bar gate.

Services, District Council and Tenure

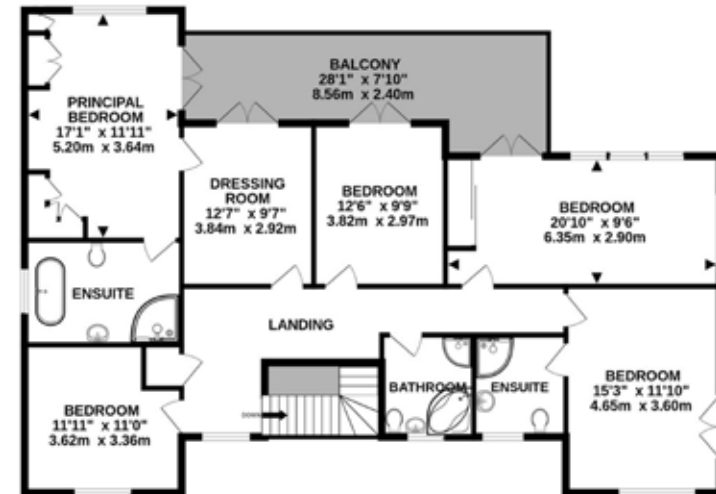
Gas Central Heating, Mains Water, Mains Drainage and Solar Panels
Broadband Available - vendors use Plusnet
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Tax Band G
Freehold



GARAGE
309 sq.ft. (28.7 sq.m.) approx.



GROUND FLOOR
1800 sq.ft. (167.3 sq.m.) approx.



1ST FLOOR
1300 sq.ft. (123.5 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 3130 sq.ft. (290.8 sq.m.) approx.
TOTAL FLOOR AREA : 3439 sq.ft. (319.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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This property requires an Energy Performance Certificate, which is in the process of being done

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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