



The Chalet
88 Thunder Lane | Thorpe St. Andrew | Norfolk | NR7 0JQ

CHARACTER AND CONTEMPORARY



“When this property was built, there was nothing around but open farmland.

Today it sits on one of the most desirable roads in Thorpe St. Andrew, walking distance from the river green, schools, shops, pubs and more.

Surprisingly private, it’s been recently renovated and offers a charming blend of character and contemporary, with a comfortable ambience throughout.”



KEY FEATURES

- A very Pretty Character Home situated in the Popular Location of Thorpe St. Andrew
- Three Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Room and an En-Suite
- Kitchen leading to the Garden
- Two Reception Rooms
- Private and Secure Garden with Greenhouse and Store
- Double Garage and Driveway with Ample Parking
- The Accommodation extends to 1,595sq.ft
- Energy Rating: E

This pretty character home captivates from first glimpse, its attractive red brick elevations and high-pitched roof giving it the look of a cottage, although it's significantly more spacious. On a sought-after road that's close to all amenities but also walking distance from the river and open countryside beyond, the lifestyle on offer here is one you'll love.

Moving With The Times

Dating back to the 1800s, this is believed to have been part of a dairy farm and would likely have begun life as two cottages. At the time, this and the nearby pub, The Cottage, were the only buildings, surrounded by farmland. Today, The Chalet, sits in one of the area's most popular and prestigious locations and benefits from being close to everything, yet feeling refreshingly private. The owners knew the area well and fell for property's quirky charm, embarking on a renovation to bring the house back to its best, rewiring, replastering, replacing the windows, refitting the bathrooms and more. The result is a home that's modern and comfortable yet retains a character feel. There's scope to do more here if you want, but equally you could move straight in and enjoy it from day one.

Family Friendly

Right at the heart of this charming home is a lovely dual aspect sitting room with plenty of light pouring in. From here you can go through into the ground floor shower room and utility to one side, or head into the dual aspect dining room, complete with feature fireplace, which in turn leads into the well-proportioned kitchen.





KEY FEATURES

The breakfast bar in the kitchen, is the perfect spot to sit and read the paper over a lazy weekend brunch. It also means the room is more sociable as you're not cut off from the conversation when you're cooking dinner for everyone. Off the kitchen there's a lovely little covered area of garden that gets the morning sun. The owner likes to sit out here with her coffee in the mornings, to start the day the right way! Upstairs, all three bedrooms are doubles and all are a good size. The principal bedroom feels particularly luxurious, with a feature fireplace, dressing room and large en-suite bathroom.

Everything In The Area

You have the main part of the garden to the front of the house, secure and private, with parking and a garage to the rear, as well as a greenhouse for the green fingered. While there is plenty of space for cars, you might find you don't drive that much here as everything is so close at hand. There are highly-regarded schools for all ages, shops and takeaways, some of the city's best pubs for dining and drinks alike, the river, country park and more, all within walking distance. It's easy to see the appeal of Thorpe St. Andrew - the river green and surroundings have a village feel and the balance of easy access to the city centre with a place where you can retreat from the world is always popular.

























INFORMATION



On The Doorstep

The property lies less than 3 miles east of the city of Norwich in the sought after suburb of Thorpe St. Andrew. It is close to the river, shops, supermarkets, restaurants, take-aways, a selection of schools covering all age groups and a selection of public houses. The centre of Norwich is only 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 head up Ketts Hill/B1140 and continue onto Plumstead Road/B1140. At the roundabout take the 3rd exit onto St. Williams Way/A1042 and turn right onto Thunder Lane and the property will be located on the left hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

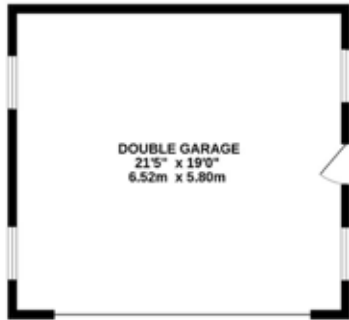
Broadband Available - vendor uses SKY

Mobile Phone Reception - varies depending on network provider

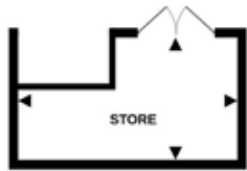
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

Broadland District Council - Tax Band E

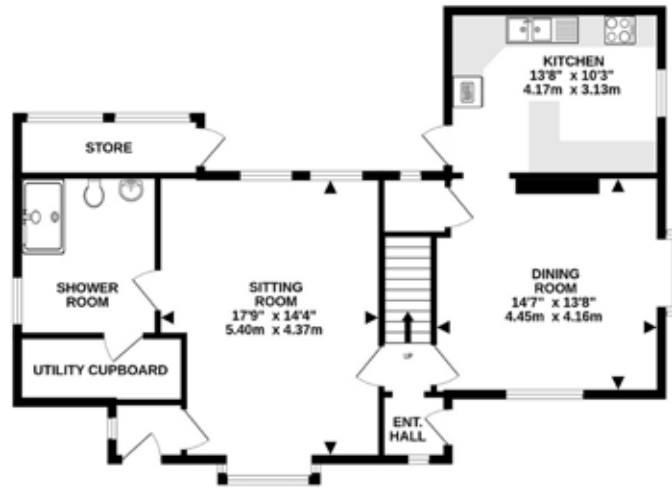
Freehold



DOUBLE GARAGE
21'5" x 19'0"
6.52m x 5.80m



OUTBUILDINGS
527 sq.ft. (49.0 sq.m.) approx.



GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR
751 sq.ft. (69.7 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1595 sq.ft. (148.1 sq.m.) approx.
TOTAL FLOOR AREA : 2122 sq.ft. (197.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			

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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