



THE STORY OF

# Crescent Lodge

*Thorpe End, Norfolk*

SOWERBYS





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# Crescent Lodge

7 Lawn Crescent, Thorpe End, Norwich,  
NR13 5BP

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Substantial Detached Home

Four Bedrooms

Wonderfully Unique Character

Brilliantly Presented Throughout

Highly Versatile Layout

Modern Fitted Kitchen

Large Receptions Filled with Light

Established Gardens of 0.4 Acre (STMS)

Detached Double Garage

Peaceful Rolling Countryside Views

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Tucked discreetly in the sought-after and peaceful garden village of Thorpe End, this much-loved and handsome single-storey home showcases a wealth of well-presented, characterful accommodation in a glorious plot filled with thriving landscaped gardens and far-reaching countryside views.

Upon entering, one is greeted by the welcoming entrance hall which meanders through the home providing direct access to every corner of the accommodation. A sociable kitchen/breakfast room showcases a wealth of modern cabinetry complemented by the pantry, with space enough for a breakfast table, making this a delightful space in which to start the day with family or to host friends. Two formal receptions provide excellent versatility with a semi-open plan nature between the two – the sitting room is an elegant space to unwind and light the woodburning stove, whilst the adjoining garden room is filled with drama via the enormous bay window, and is a brilliantly characterful space in which to soak up the garden views.

There are four well-proportioned bedrooms in total, offering flexibility for family living, guests or working from home. The principal suite boasts generous proportions, an array of built-in wardrobes and a well-appointed shower room en-suite. The remaining three bedrooms are all well served by the central family bathroom.







Double Garage  
20'11" x 18'7"  
(6.38m x 5.66m)

Garage  
Approximate Floor Area  
389 sq. ft.  
(36.13 sq. m)



Approximate Floor Area  
1575 sq. ft.  
(146.32 sq. m)

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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With interiors so wonderfully maintained over the years, its no surprise that the gardens are equally a labour of love and every bit as well tended as the home itself. The plot itself extends to approximately 0.4 acres (STMS) and packs in a variety of features. A thriving front border provides attractive privacy whilst the generous frontage provides ample off road parking complemented by the large double garage. As one explores the gardens further a remarkable selection of areas await, including the tranquil pond with rockfall water features and of course multiple terraces ideally located to make the very best of the all day sunshine. Well-stocked flower beds intersperse sprawling manicured lawns whilst the rear of the plot opens to an orchard with breathtaking views of the surrounding countryside.



# Norwich

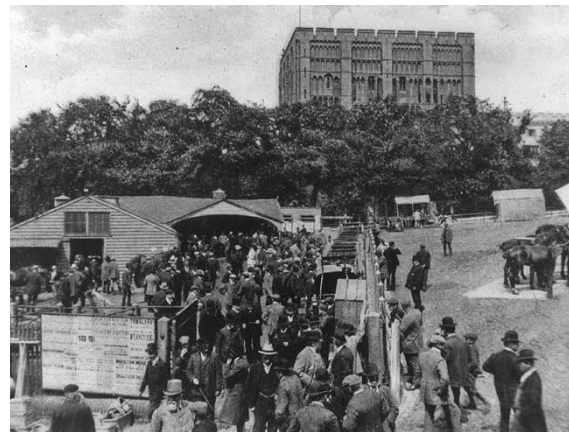
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



## Note from Sowerbys



“...a glorious plot filled with thriving landscaped gardens and far-reaching countryside views.”



### SERVICES CONNECTED

Mains electricity, water, drainage and gas.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref:- 0340-2073-5440-2095-8935

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: /// flows.robots.improving

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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