



10 Thunder Lane
Thorpe St. Andrew | Norwich | Norfolk | NR7 0PX

 FINE & COUNTRY

PACKED WITH PERSONALITY



“A unique home on the highly desirable and leafy Thunder Lane, this property has so much going for it! Beautiful, eye-catching good looks, heaps of character and charm, lovely light accommodation that’s been recently renovated and reconfigured, plus a pretty and private garden. Walking distance from the city, you also have the river and marshes on your doorstep, so you’re in a convenient location but you can easily escape the hustle and bustle. A great balance!”



KEY FEATURES

- An Arts & Crafts Style Detached House situated in the Desirable Area of Thorpe St Andrew
- Three Bedrooms
- Ground Floor Bathroom and First Floor Bathroom
- Kitchen/Breakfast Room with Bespoke Wren Kitchen
- Sitting Room with Bay Window and Study with Garden Access
- Front and Rear Gardens include a Sheltered Courtyard
- Single Garage and Car Port provide Plenty of Parking
- The Accommodation extends to 825sq.ft
- Energy Rating: F

This Arts and Crafts property embodies the charm and quality of the period, with a focus on skilled workmanship and a beautiful finish reflecting the natural world. It sits comfortably on Thunder Lane, one of Thorpe St. Andrew's most desirable addresses, with attractive period homes and plenty of space and greenery.

A Sympathetic Renovation

Thought to date back 100-120 years, this Arts and Crafts style home has been much loved by the current owners. When they first came to see it, they fell in love with the setting and the frontage before even setting foot inside – and it's easy to see why. The attractive and characterful elevations do have enormous appeal. As you explore inside, you'll see the owners have done a wonderful job reconfiguring and updating the property. It retains plenty of character and quirkiness, but is also practical and works well for day-to-day life – it's a very easy house to live in. Full of light and with a lovely outlook from every window, capturing blossom in spring, you'll find it utterly captivating.

A Home With Heart

At the rear of the house is a fabulous kitchen breakfast room fitted by the current owners, with a top of the range Wren kitchen, quartz worktops and integrated appliances. It's a lovely room for socialising or for family dinners where everyone's catching up with one another and sharing news from the day.





KEY FEATURES

Cosy Receptions

On the ground floor there's a beautiful sitting room at the front of the house, with a feature box bay window framing views of the front garden. There's also a study or home office with external access – this would also make a nice little playroom for smaller children if desired. A bathroom, also upgraded by the current owners, completes the ground floor.

Exploring The First Floor

Upstairs you have three good size bedrooms and a full bathroom. The views from here are lovely as this is such a nice road and there's so much greenery.

The Best Of Everything

Outside there's plenty of parking and storage, including a car port and garage. At the back of the house, a sheltered courtyard faces south-east and is a real suntrap, tucked away out of the wind. It's a great spot for a barbecue or for relaxing in the sunshine with a good book and a cold drink. The main part of the garden can be found to the front of the property and its nicely hidden from the road, so it's a very usable space. This faces south-west so again gets a lot of sun, coming into its own in the afternoons and evenings. The owners like to walk their dog around the roads here, lined with attractive homes spaced out in good sized gardens, or to head over to the marshes or down to the River Green where there's an excellent café. You have so much on the doorstep here, whether you want country walks and greenery or easy access to the city centre. There are highly-regarded schools right up to and including sixth form, plenty of shops, pubs and leisure facilities, regular buses if you don't feel like walking – you really do have everything to hand.





















INFORMATION



On The Doorstep

The property lies 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 train station and the A47 southern bypass and the A11 main arterial road leading out of the county. The centre of Norwich provides a diverse range of shops and individual boutiques along with two shopping malls, cinemas, theatres, restaurants and cafe's. It is also home to the largest outdoor covered market in the country as well as two cathedrals and the very pretty Elm Hill. A renowned, picturesque cobbled street, featuring the city's most complete collection of medieval timber-framed houses, largely rebuilt after a 1507 fire. To the north side of Norwich you also have the airport with destinations to Europe and beyond.

How Far Is It To?

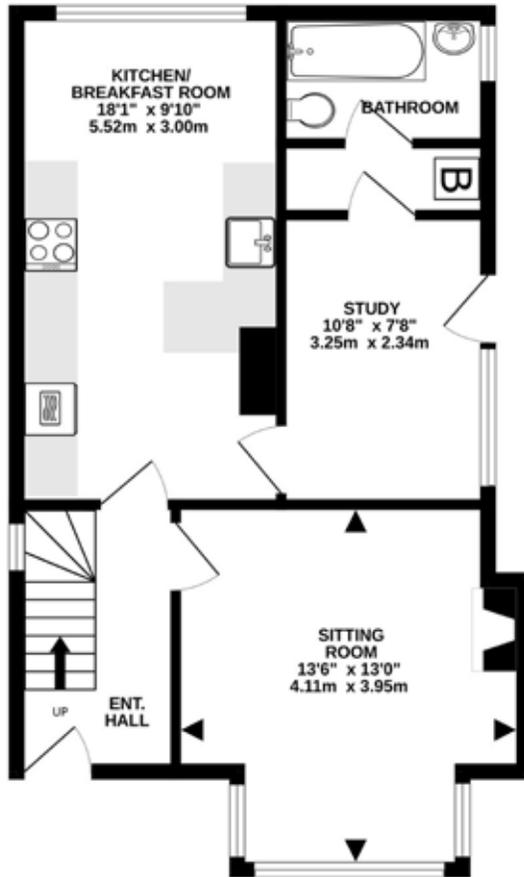
Thorpe St. Andrew is within easy reach of the mainline train station, with links to London Liverpool Street and the international airport found to the north of Norwich with destinations to Europe and beyond. The city offers all you would expect of the county capital, with a wide range of cultural and 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

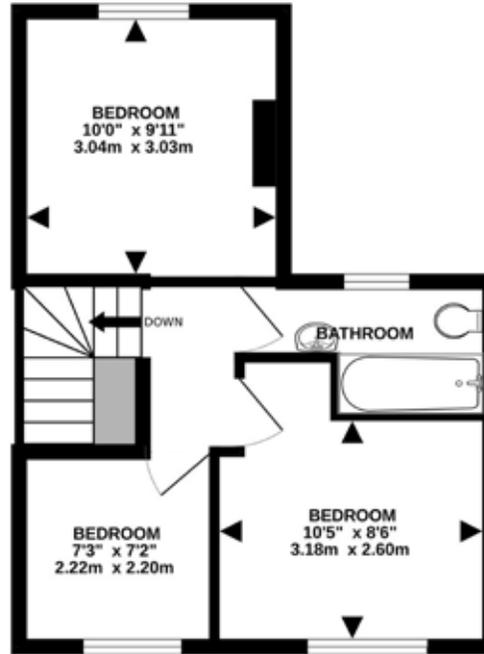
Leave Norwich on Prince of Wales Road and proceed straight ahead onto Thorpe Road/A1242. Follow this road and then turn left onto Thunder Lane. The property will be found on the right hand side, clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

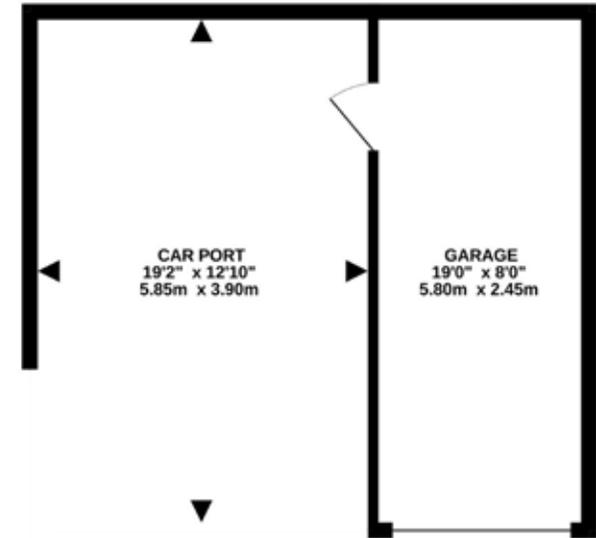
Gas Central Heating, Mains Water, Mains Drainage
Fibre to Premises Broadband Available - vendor uses Virgin
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band C
Freehold



GROUND FLOOR
522 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



GARAGING
399 sq.ft. (37.0 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGING) : 825 sq.ft. (76.6 sq.m.) approx.
TOTAL FLOOR AREA : 1223 sq.ft. (113.7 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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.





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

