

FREEHOLD



House - Detached (EPC Rating: D)

88 THUNDER LANE NORWICH NR7 0JQ

Guide price

£650,000

FEATURES

- Located On The Prestigious Thunder Lane, Thorpe St Andrew
- Immense Curb Appeal, Set Back From The Road By A Substantial Front Garden
- Tastefully Renovated Throughout
- Secure Electric Gated Driveway And Rear Garden
- Principle Bedroom Offering A Walk In Wardrobe And Ensuite
- Large Garage Measuring 6.5m x 5.8m With Electric Door And Mains Power
- New Windows Installed In 2022
- Gas Combi Boiler Replaced In 2023
- Fully Rewired In 2023
- Great Access Into The City Centre



Ben Allman
Estate & Letting Agents

4 Bedroom House - Detached located in Norwich

Approaching the property, you are greeted by a substantial front lawn bordered by a traditional brick wall and mature shrubs, giving the home both privacy and an impressive presence set back from the road.

Stepping inside, the entrance hall leads to the dining room, sitting room and first floor accommodation. The dining room is a particularly generous dual aspect space, filled with natural light and featuring a cast iron fireplace with wooden surround, decorative coving, carpeted flooring and a useful storage cupboard. The kitchen sits to the rear and offers an array of hardwood wall and base units in keeping with the age and character of the home, alongside a breakfast bar and space for a range of appliances.

The main living room is an excellent size with dual aspect windows, including a bay window to the front, creating a bright yet cosy living space. Off the sitting room is the fourth double bedroom, complete with a newly renovated three-piece ensuite. Flooring has intentionally been left unfinished, allowing a buyer the opportunity to choose their preferred finish.

Upstairs, the spacious landing leads to three further double bedrooms and the family bathroom. The principal bedroom enjoys dual aspect windows, a functioning cast iron fireplace, walk-in dressing room and a beautifully renovated ensuite completed in 2023. Bedrooms two and three are both generous doubles with ample space for furnishings. The family shower room was also renovated in 2023. Further improvements include a full rewire, replacement gas combi boiler and heating system in 2023, alongside new windows installed in 2022.

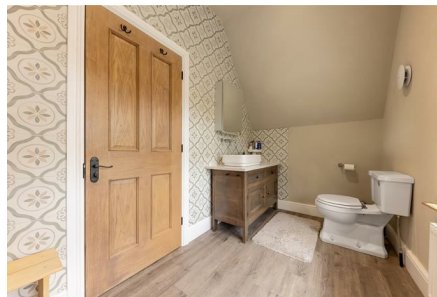
Externally, the rear garden is fully enclosed with a mix of lawn and hardstanding. Electric gates provide access to the driveway leading to the substantial garage measuring 6.8m x 5.8m, complete with electric door and power. A useful external utility store also benefits from plumbing and electric for white goods as well as an outside W/C.



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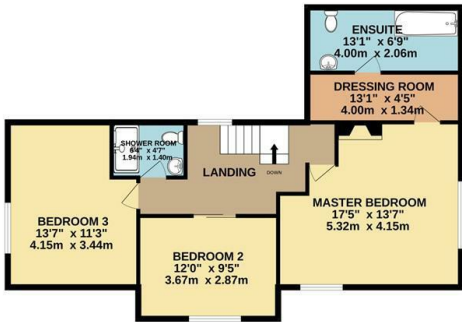
Council Tax Band

E

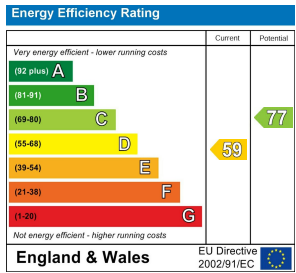
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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