



THE STORY OF
1 Lawn Crescent
Thorpe End, Norfolk

SOWERBYS



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1 Lawn Crescent

Thorpe End, Norfolk
NR13 5BP

Handsome Detached Family Home

Expertly Renovated Throughout

Highly Versatile Accommodation

Four Spacious Bedrooms

Ground and First Floor Bedrooms

Open Plan Living Options

Low Maintenance Home

Spacious Corner Plot

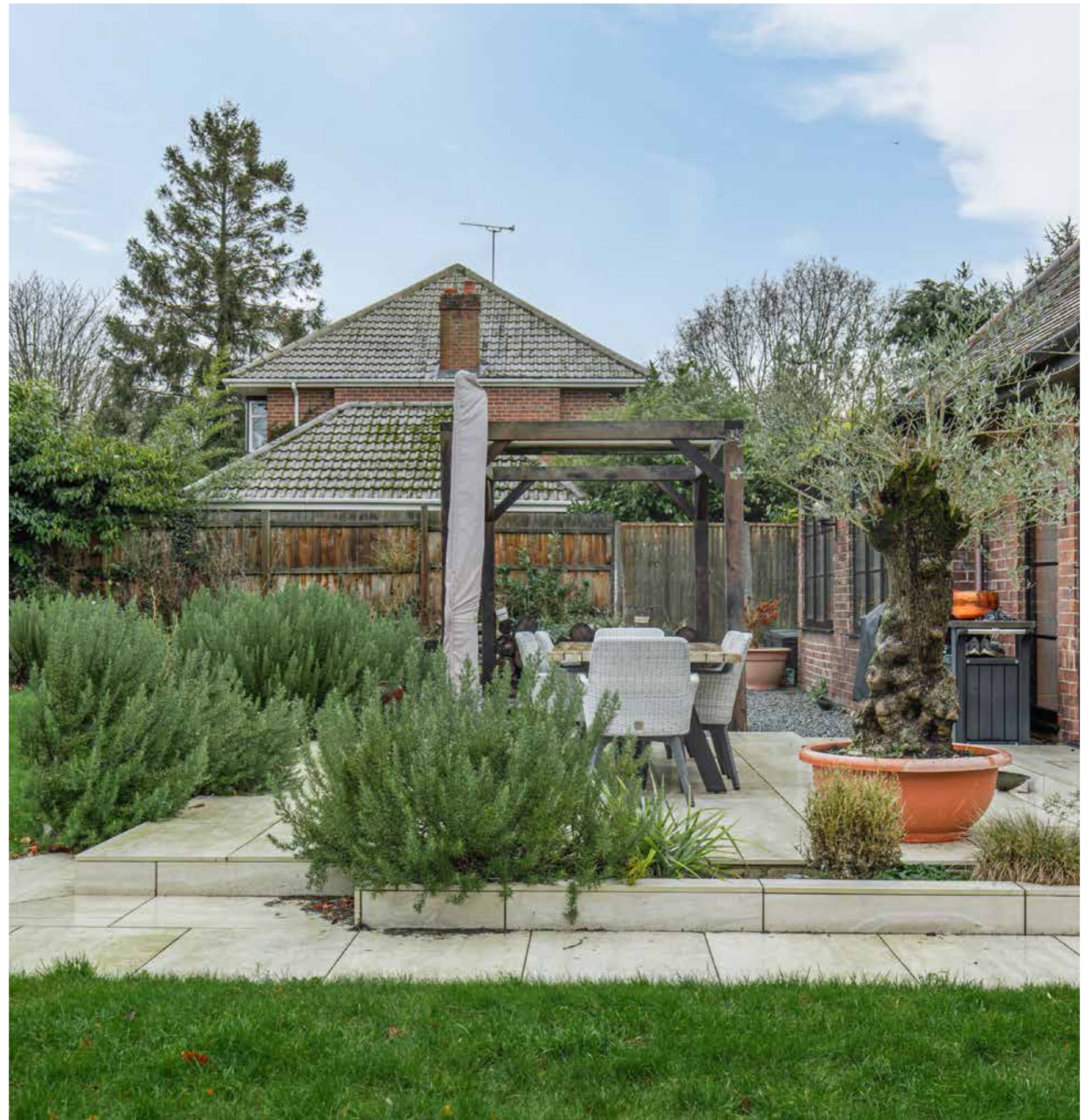
Off Road Parking and Garage

Peaceful Village Location, Close to Norwich

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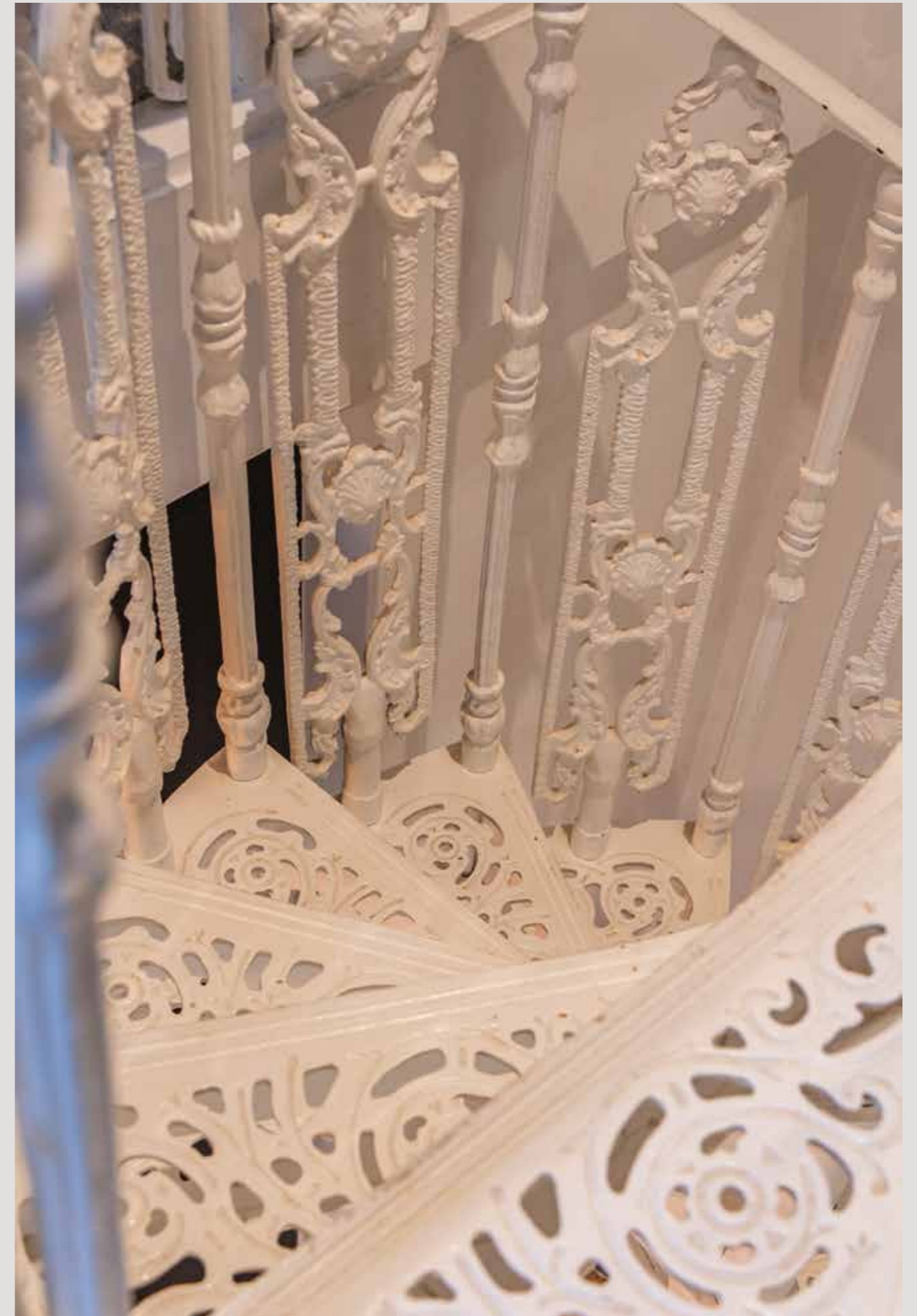
Discreetly nestled on a prime corner plot, this handsome and meticulously renovated home offers over 2,000 sq. ft. of immaculately presented and highly versatile accommodation. With a choice of ground and first-floor bedroom options alongside open-plan and traditional reception rooms, this well-balanced property provides the flexibility needed for a fulfilling lifestyle in one of the most sought-after villages in the Norwich area.

Having undergone an extensive renovation under the current ownership, this home promises low-maintenance living. The ground floor makes excellent use of its generous footprint, offering a refined balance of reception rooms and bedrooms. The impressive kitchen/dining room is a wonderfully sociable space, featuring an array of elegant contemporary cabinetry and a large breakfast bar island—perfect for entertaining or informal dining. The dining area is complemented by bi-fold doors that open onto a sun terrace, seamlessly connecting indoor and outdoor spaces during warmer months.

Balancing the open-plan reception area, the formal sitting room provides a cosy and inviting retreat, ideal for enjoying the wood burner while relaxing with a favourite film or book. A well-equipped utility room connects to the integral garage and store, ensuring all practical needs are well-catered for.

Elsewhere on the ground floor, three generously proportioned double bedrooms offer superb flexibility, all served by a well-appointed family bathroom located nearby.

The first floor is entirely dedicated to a striking principal suite, complete with a luxurious en-suite and a spacious dressing room. The en-suite is beautifully designed, featuring dual sinks, a large walk-in shower, and a roll-top bath, creating a truly indulgent retreat.



Set on a desirable plot, the outdoor space is equally impressive, featuring a beautifully maintained garden and ample off-road parking complemented by the garage. The expansive sun terrace is perfectly positioned to enjoy all-day sunshine, while the well-kept lawn is interspersed with thriving flower beds, bordered by mature hedges and attractive trees.



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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Norwich

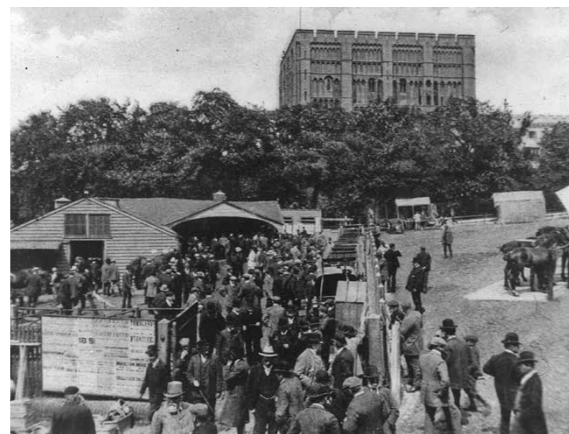
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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



Open plan kitchen/dining room

“... a fulfilling lifestyle in one of the most sought-after villages in the Norwich area.”



SERVICES CONNECTED

Mains water, drainage and electricity. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 9500-3365-0722-7403-3953

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: ///juror.copper.shape

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
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