



THORPE HALL CLOSE, THORPE ST ANDREW  
£925,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS















## THORPE HALL CLOSE, THORPE ST ANDREW, NORWICH NR7 6TH

- Spacious and versatile riverside property with accommodation extending to approximately 3,130 sq ft
- 5 double bedrooms with 4 bathroom/shower rooms
- 2 large reception rooms with a garden room and conservatory
- 28ft long kitchen/breakfast room
- Extensive private river frontage, private moorings, ideal for paddle boarding, fishing, sailing etc
- Within walking distance of a selection of pubs and cafés
- Norwich station within 1 mile
- Norwich city centre approx 1½ miles away
- New boiler
- No onward chain
- South facing balcony
- Priced to sell with huge potential for further improvement
- Riverside and city living, combined!

An incredibly spacious and versatile property set in a quiet and private location, offering the rarely available combination of riverside living with beautiful views and scope to keep a boat, sail, row, kayak, paddle board and fish, whilst also being within walking distance of Norwich city centre and a mainline railway station.

The generous and flexible accommodation extends to approximately 3,130 sq ft and includes a triple aspect living room with wood burner, a 29ft long dining room, garden room, conservatory and a spacious 28ft long family kitchen/breakfast room along with five double bedrooms, four bathroom/shower rooms, study, utility room and a detached double garage.

The peaceful and private gardens extend to approximately 0.45 acres and benefit from a southerly aspect with over 100ft of quay headed river frontage providing direct access onto the River Yare, with ample space to moor a boat or two!

Further quay heading to the side dyke includes a landing stage perfect from which to launch paddle boards or kayaks or from which to sit and fish.

Located in a highly regarded cul-de-sac set away from the main road yet within walking distance of River Green with a number of riverside pubs and cafés, with Norwich city centre less than 1½ miles away and Norwich railway station even closer, approximately 1 mile away.





This is a property that offers so much, and it needs to be seen to be fully appreciated. Equally well suited to be a generous family home or a perfectly placed second home or as an established multi-generational holiday let.

Contents are available by negotiation. There is no onward chain and it has been priced to allow the next owners to put their own stamp onto the property, making the most of the huge potential that is on offer.

## ACCOMMODATION

### Entrance Porch

Tiled floor, down lighters.

### Reception Hall

Staircase to first floor with under stair storage. Coved ceiling.

### Kitchen/Breakfast Room: 28'1" x 11'11"

An impressive family kitchen with a comprehensive range of wooden units complemented by granite worktops. Tiled floor, down lighters, picture window looking out over the rear garden and the river beyond.

### Conservatory: 14'11" x 11'2"

UPVC sealed unit double glazed construction. Ceiling fan/light. French doors leading out into the garden. Views of the river.

### Dining Room: 29'9" x 14'2"

Part of an extremely generous and versatile living space. Double doors to reception hall. Real flame gas fire, coved ceiling, down lighters. Doors to the Garden Room.









Open plan to:

**Sitting Room: 25'2" x 11'9"**

Triple aspect with picture window looking out over the garden. Wood burner, down lighters, coved ceiling, French doors to side.

**Garden Room: 26'10" x 6'7"**

Tiled floor, two sets of French doors leading out into the south facing garden, river views.

**Utility Room: 12'1" x 7'9"**

Range of storage units, sink units and drainer, wall mounted gas fired central heating boiler (fitted in 2025), tiled floor, plumbing for washing machine, window to front, door to side.

**Study/Bedroom 6: 11'3" x 8'8"**

Window to front aspect, fitted wardrobe, coved ceiling.

**Shower Room**

Fully tiled with corner shower enclosure, wash basin and low level w/c. Extractor fan, illuminated mirror, heated towel radiator.

## FIRST FLOOR

**Galleried Landing**

Loft access, window to front aspect, coved ceiling, built in cupboard.









## MASTER SUITE

### Bedroom: 17'11" x 11'11"

Range of fitted wardrobes, coved ceiling, downlighters, window to rear with river views. French doors out onto a large balcony with glass and steel balustrade. Extending to approximately 28ft long and accessible from two other bedrooms, this stunning south facing vantage point offers panoramic river views.

### Dressing Room: 12'7" x 9'7"

French doors out onto the balcony, coved ceiling and down lighters.

### En-Suite Bathroom

Large multi-jet shower enclosure, free standing roll top bath, vanity wash basin, low level w/c, heated towel radiator, fully tiled down lighters, extractor fan, coved ceiling.

### Bedroom 2: 15'3" x 11'10"

Dual aspect with French doors leading to a Juliet balcony with views of the water. Coved ceiling.

### En-Suite Shower Room

Corner shower enclosure, wash basin, low level w/c, heated towel radiator. Fully tiled, extractor fan, window to front aspect.

### Bedroom 3: 20'10" x 9'6"

Dual aspect, picture window looking out to the river and French doors leading out onto the balcony. Large fitted wardrobe, coved ceiling.

### Bedroom 4: 12'6 x 9'9"

French doors out onto the balcony, river views, coved ceiling.





## Bathroom

Four-piece suite with corner bath, separate shower enclosure, wash basin, low level w/c, heated towel radiator, fully tiled, extractor fan, coved ceiling, downlighters.

## Bedroom 5: 11'11" x 11'10"

Dual aspect with window to side looking out to the river. Fitted wardrobe, coved ceiling.

## OUTSIDE

At the very end of a quiet and private no through road, set well away from passing traffic, the property is approached via a gravel driveway which provides ample parking for multiple vehicles with space for caravan/boat storage.

There is a detached double garage 18'1" x 17'2" with power connected and twin up and over doors.

Overall, the plot extends to approximately 0.45 acres with the majority of the well-established gardens set to the rear, enjoying the southerly aspect and the picturesque river views.

Private quay heading runs along the front and to the side, including over 100ft of main river frontage providing a generous private mooring facility. To the side, there is a landing stage area, perfect for launching paddleboards, kayaks or canoes.

A south facing terrace runs along the back of the house.









## LOCATION

A fantastic combination of convenient city living with excellent transport links and an extensive range of amenities close at hand, with all of the benefits of the riverside lifestyle with direct access onto the River Yare which leads into the full Norfolk Broads river network.

## ADDITIONAL INFORMATION

Freehold.

Mains services.

Gas central heating and new boiler fitted in 2025.

No onward chain.

Contents available by negotiation.

Norwich railway station is only 1 mile away and the railway line can be seen from this property.

Solar panels.

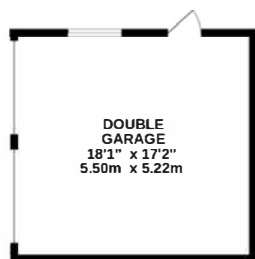
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All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.

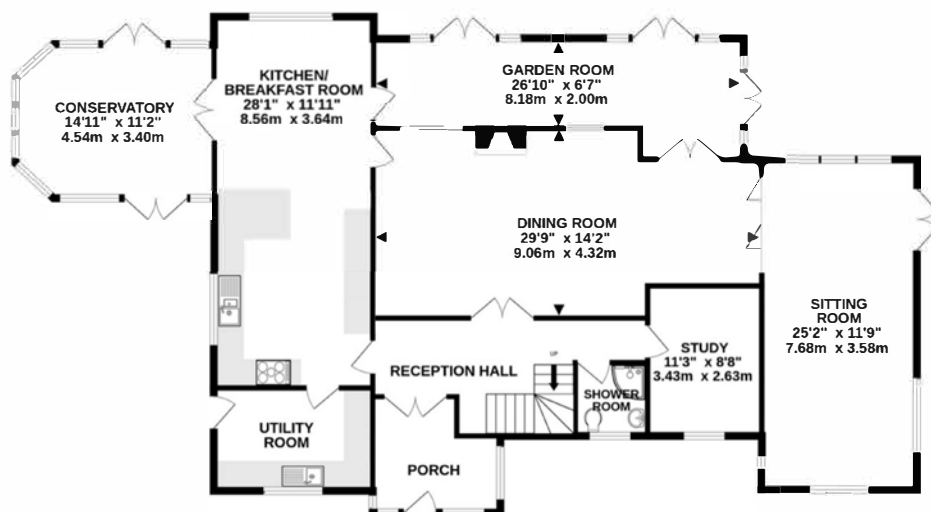




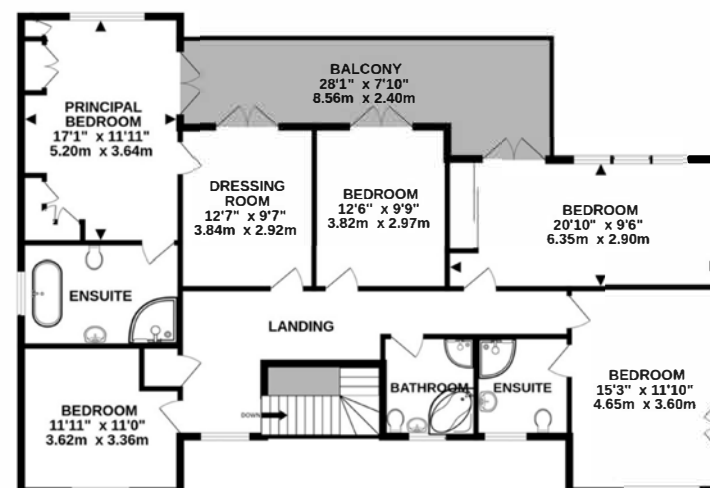


GARAGE  
309 sq.ft. (28.7 sq.m.) approx.

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY



GROUND FLOOR  
1800 sq.ft. (167.3 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 3130 sq.ft. (290.8 sq.m.) approx.  
TOTAL FLOOR AREA : 3439 sq.ft. (319.5 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





WATERSIDE ESTATE AGENTS  
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400  
Email: [sales@watersideestateagents.com](mailto:sales@watersideestateagents.com)  
[www.watersideestateagents.com](http://www.watersideestateagents.com)