



23 Heath Road, Thorpe End

Offers in Region of £650,000

23 Heath Road

Thorpe End, Norwich

Set within the exclusive garden village of Thorpe End, lies this prestigious detached residence that has been occupied by the current owners for the past 13 years. Extended and improved to a high standard, with the addition of an annex, the layout can easily be adapted to suit a growing family or multi-generational living. Showcasing elegantly designed reception rooms, an open-plan kitchen/breakfast room, a stunning garden room with a vaulted ceiling, flexible accommodation and high-quality fixtures and fittings. Externally, you will find a beautiful garden with a woodland backdrop, an outbuilding, a garden room and a grand gated driveway providing ample off-road parking. Don't miss the chance to experience a luxury lifestyle within a welcoming village community.

Agents Notes

We understand this property is freehold.

Connected to mains water, gas, electricity and drainage.

Council tax band: F



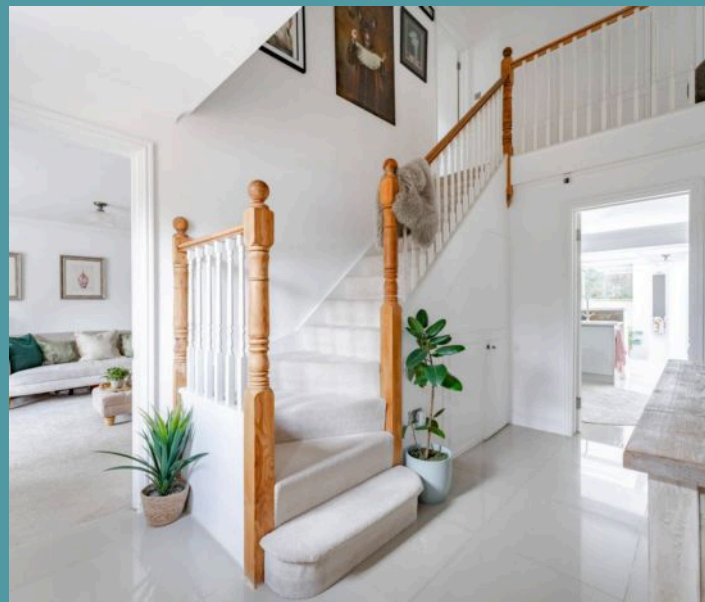


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Thorpe End is a charming village located in Norfolk, situated just to the northeast of the city of Norwich. This peaceful rural area offers a blend of scenic countryside and close proximity to urban amenities. The village benefits from good transport links, including nearby roads connecting to Norwich, making it an attractive location for those seeking a tranquil lifestyle while being within easy reach of the city's services, shops, and entertainment options.

The current owners love living in Thorpe End; they couldn't have found a more perfect location to settle down. The area is conveniently close to the city centre, yet it feels distinctly separated from the hustle and bustle of city life, surrounded by woodland and charming historical features. Some of their favourite places nearby include the local village centre, which is lined with chestnut trees and filled with independent shops. They often enjoy walking along the scenic banks of the River Yare to visit the local deli, Harleys. They also like to spend time at an impressive Grade II listed building that has been converted into a welcoming pub, ideal for enjoying Sunday afternoons with family. In the summer, the village hosts a competition called "Thorpe in Bloom," where residents showcase their floral displays. The current owners enjoy strolling through the village to admire the unique arrangements.



- Exquisite detached residence set within the exclusive village of Thorpe End
- Lovingly maintained and improved over the past 13 years by the current owners, adapting to a



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Welcome to The Hydrangeas, where you are greeted by its exquisite façade that sets the tone for what's to come. Gates open into a grand shingled driveway, providing ample off-road parking for multiple vehicles. It is bordered by planted beds and tall mature trees, secluding the grounds from neighbouring properties.

Over the past 13 years, the current owners have lovingly maintained and upgraded the home, to adapt and enhance the living space to suit their growing family. Immediately capturing your attention is the elegant sitting room, adorned with a decorative feature fireplace and a bay window, that draws in the natural light to create an inviting space for relaxation and entertaining. Continuing through the double doors, lies the open-plan kitchen/dining room, presenting itself as the heart of the home. Complete with premium fixtures and fittings, including sleek wall and base units and integrated appliances, that elevate your cooking experience. The dining area encourages intimate family meals and social gatherings.





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One of the standout features of the home, and certainly the owner's favourite spot, is the stunning vaulted garden room. The large windows not only fill the room with an abundance of natural light, but they also provide panoramic views of the outdoors, framed by beautiful woodland where you can observe passing wildlife. The French doors open out onto the patio, creating a seamless transition for summer bbqs and al-fresco dining during the summer months. Positioned at the front of the residence is a versatile study, with the option to be a home office, playroom or additional bedroom if required. Completing the ground floor is a functional utility room for your laundry essentials and storing outdoor wear after a long walk through the village, with an adjacent bathroom that is conveniently located for when hosting guests.



The self-contained annex offers a private living space ideal for multi-generational living or hosting guests. It features a well-equipped kitchen that leads into a spacious sitting room. The double bedroom is complemented by a private en-suite bathroom, providing ultimate comfort and relaxation.



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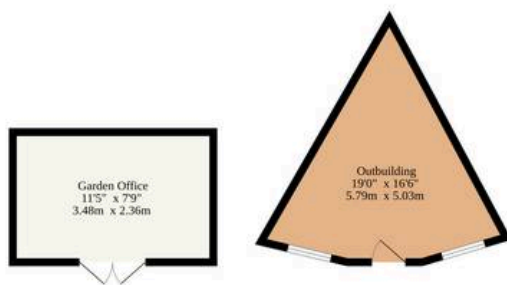
Thorpe End, Norwich

Ascend the staircase to the first floor, where you will encounter four double bedrooms, each thoughtfully designed with comfort and privacy in mind. The principle bedroom flaunts a private ensuite, adding a luxury yet convenient touch to your everyday routine. An additional WC is located on the first floor to serve the remaining bedrooms.

Beyond the confines of this exceptional home, lies a generous size garden that offers endless possibilities for outdoor activities and enjoyment. Whether you want to host summer bbqs on the patio, relax in the afternoon sunshine or enjoy gardening. The addition of a garden office and an outbuilding creates the perfect spot for seating arrangements, a bar/entertainment area, if you are looking to work/run your business from home or storage space, depending on your own preferences. Overall, it is fully enclosed so you can enjoy the serene setting in seclusion.



Outbuildings
406 sq.ft. (37.7 sq.m.) approx.



Ground Floor
1387 sq.ft. (128.9 sq.m.) approx.



1st Floor
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 2532 sq.ft. (235.2 sq.m.) approx.

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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