



22 Thornham Road, Norwich  
Offers In Excess: £270,000



# 22 Thornham Road

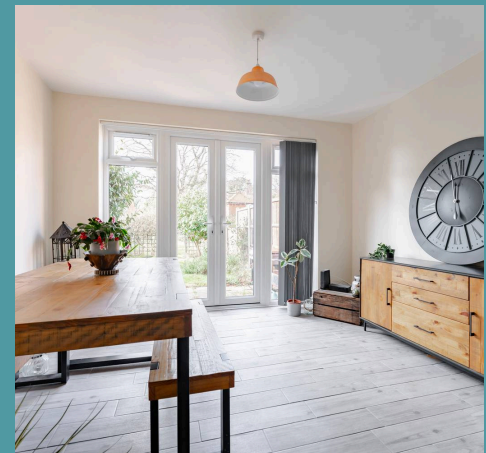
## Norwich

Unrivalled in location for connectivity and boasting modern upgrades throughout, this beautifully enhanced bungalow offers the perfect set-up. With a spacious driveway and a well-maintained frontage, the home provides ample off-road parking alongside a convenient side entrance. Inside, two generously sized bedrooms are complemented by a contemporary shower room, while extensive renovations, including a full rewire, new windows/doors, and a recently installed flat roof, ensure a move-in-ready experience. The stunning open-plan living and dining area, complete with a insert wood-burner and French patio doors, creates a bright and inviting space for relaxation and entertaining. Outside, a large, south-facing garden with excellent privacy and a secure fence makes it an ideal space for families and pet owners alike.

### The Location

Thornham Road is ideally situated in a desirable area of Sprowston, offering a range of convenient amenities. Marks & Spencer Simply Food store is just around the corner, perfect for everyday shopping. Additionally, local shops such as a hairdresser, butcher, and the Co-op on Cannerby Lane are nearby, providing further convenience for residents.

Sprowston Secondary School nearby makes it a great location for families. For further shopping options, the Sprowston Retail Park is just a short drive away, offering a Tesco Superstore and Lidl. The property also offers easy access into Norwich city centre, ideal for commuting or enjoying the city's attractions. For dog owners, Mousehold Heath, with its expansive green spaces, offers a spot for walks and relaxation with their furry companions, along with well-lit roads nearby for easy strolls around the area.





## 22 Thornham Road

Norwich

### Thornham Road

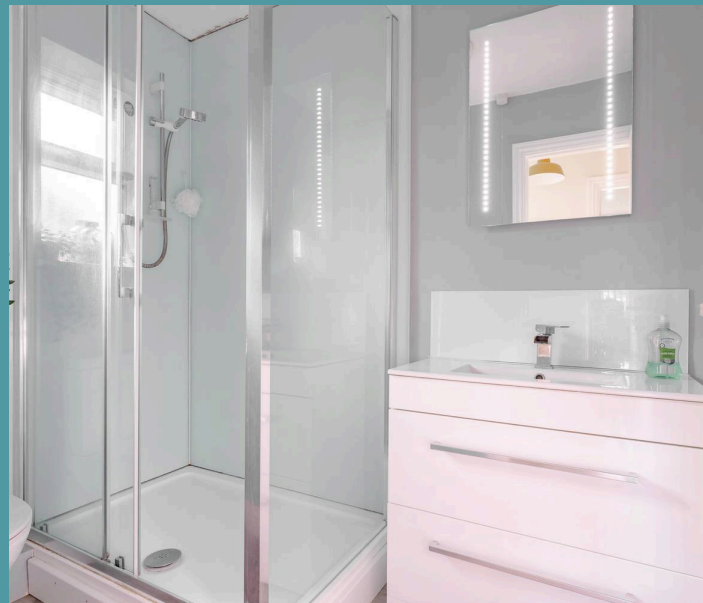
This modern bungalow has been thoughtfully upgraded throughout, making it a fantastic turn-key home. With an inviting approach, the part-lawned frontage offers off-road parking alongside a spacious driveway, accommodating three to four vehicles with ease.

A convenient side entrance welcomes you inside, leading directly into the home.

Upon entry, you are greeted by two well-proportioned bedrooms, both offering comfortable living spaces. These are complemented by a stylish, modern shower room, providing a sleek and functional design.

The property has undergone significant improvements, including a full electrical rewire in 2018, a brand-new flat roof installed this year, and a new boiler with central heating updated in 2018.

Additionally, new windows and doors were fitted in 2023, enhancing both energy efficiency and aesthetics.







## 22 Thornham Road

Norwich

The main feature of this home is the expansive open-plan sitting and dining area. A wood-burning stove adds character to the sitting room, while the well-lit dining space is perfectly positioned next to French patio doors, seamlessly connecting indoor and outdoor living. The kitchen, installed in 2019, boasts a contemporary matte grey finish, integrated appliances and a single door leading directly to the garden for added ease.

Stepping outside, the large south-facing garden is a true highlight. Offering excellent privacy, it is fully fenced for security—ideal for children and pets to roam freely. A durable metal outbuilding provides additional storage, making the space both practical and versatile. With a wealth of modern upgrades and a spacious, flowing layout, this stylish bungalow is ready to be enjoyed by its next owners.

Agents Note

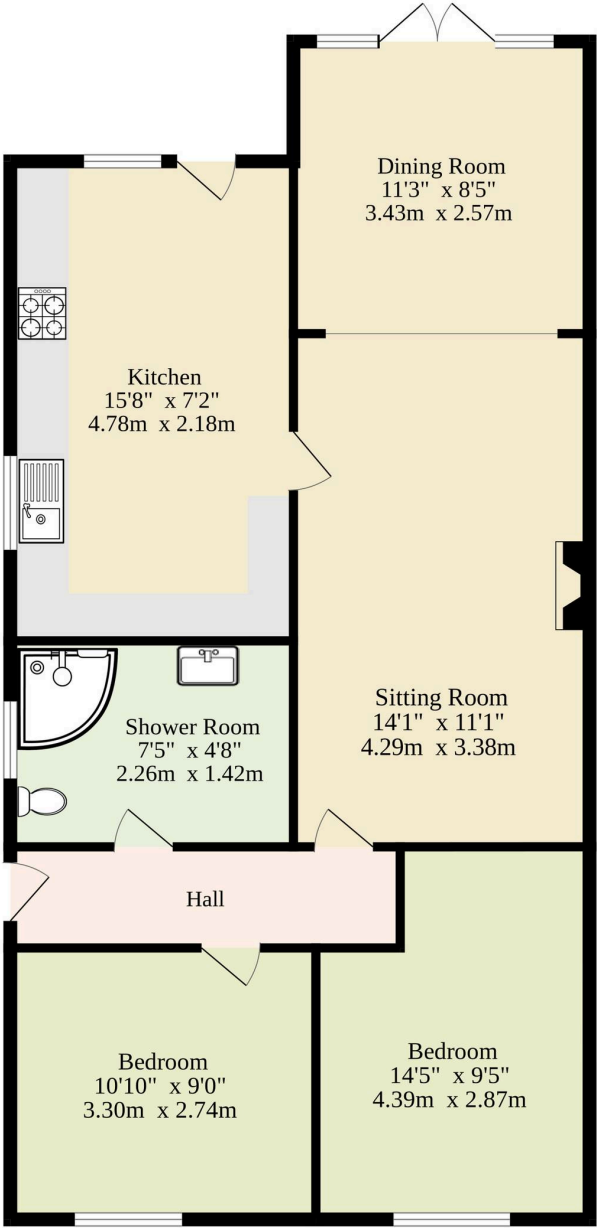
Sold Freehold

Connected to all mains services





Ground Floor  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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.  
Made with Metropix ©2025