



17 Lynn Close, Thorpe St. Andrew

Offers in Region of £475,000



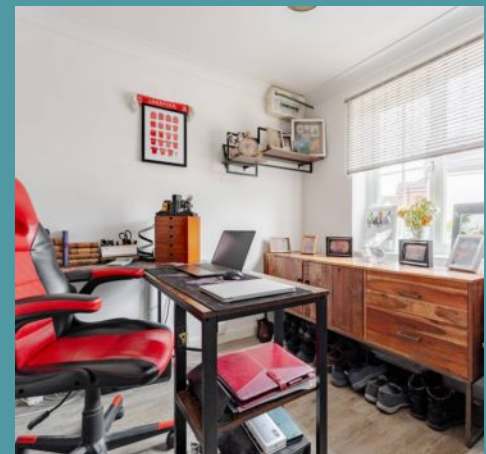
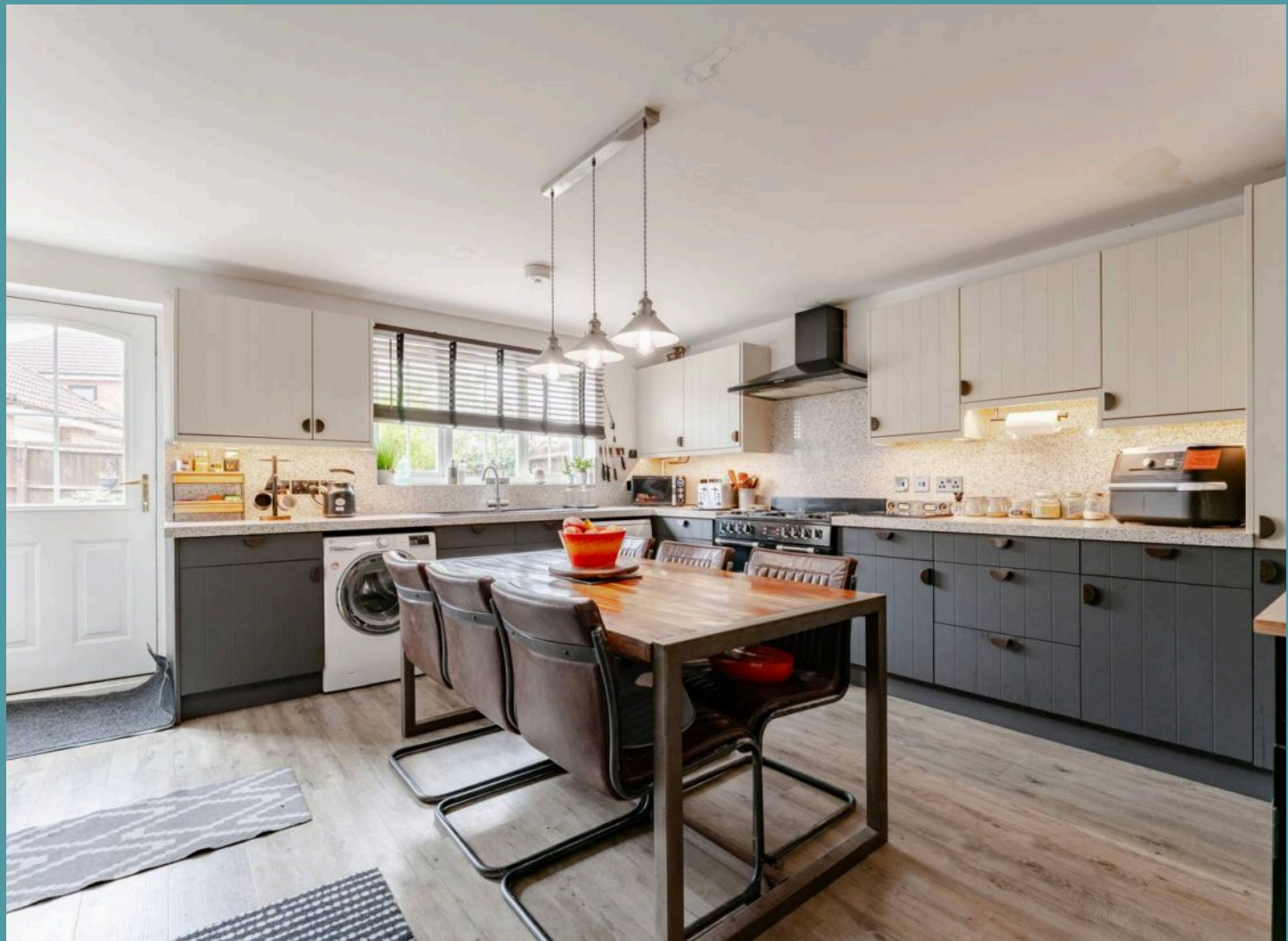
# 17 Lynn Close

Thorpe St. Andrew, Norwich

Positioned in the Norfolk town of Thorpe St. Andrew, this exquisite six bedroom detached house stands as a testament to modern family living. Meticulously designed to meet the highest standards of comfort and style, this beautiful residence offers a spacious and flexible accommodation that can adapt to your preferences and style. Showcasing premium fixtures and fittings in the new kitchen, a newly landscaped garden, off-road parking and a garage. Acquire this home that is sure to elevate your lifestyle to new heights.

## Location

Thorpe St. Andrew is a suburb located just to the east of Norwich city centre, offering a peaceful, residential setting with convenient access to nearby amenities. The area is home to several well-regarded schools, including Thorpe St. Andrew School and Sixth Form, providing excellent educational opportunities for local families. For shopping, residents can easily access a range of options, including the nearby Sainsbury's and the shopping facilities at the Riverside Retail Park. The area is also well-served by public transport, with regular bus services connecting Thorpe St. Andrew to the city centre and surrounding towns and villages. The proximity to the city centre means that commuters can reach the heart of Norwich in just a short drive or bus ride, making it a popular choice for those looking to enjoy a quieter lifestyle without sacrificing convenience.





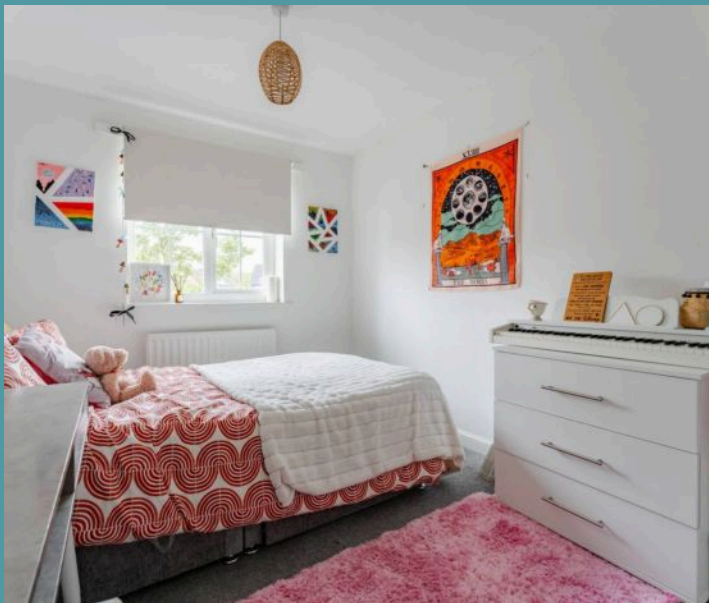


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Thorpe St. Andrew, Norwich

Upon entering, you are greeted by a sense of grandeur as the expansive sitting room invites both relaxation and entertainment. With an abundance of natural light filtering through, the room seamlessly flows into a versatile dining area, creating the perfect setting for intimate family dinners or lively gatherings. The heart of the home, the brand-new kitchen/breakfast room, is equipped with premium fixtures and fittings, promising a seamless blend of functionality and style. Including contemporary wall and base units, integrated appliances and ample amount of storage.

In addition to the generously proportioned bedrooms, this residence offers the flexibility of transforming a sixth bedroom into a home office, study, or playroom, catering to the diverse needs of modern families. Two private en-suites and a family bathroom further enhance the convenience and comfort of daily living, offering a luxurious space for relaxation and rejuvenation.





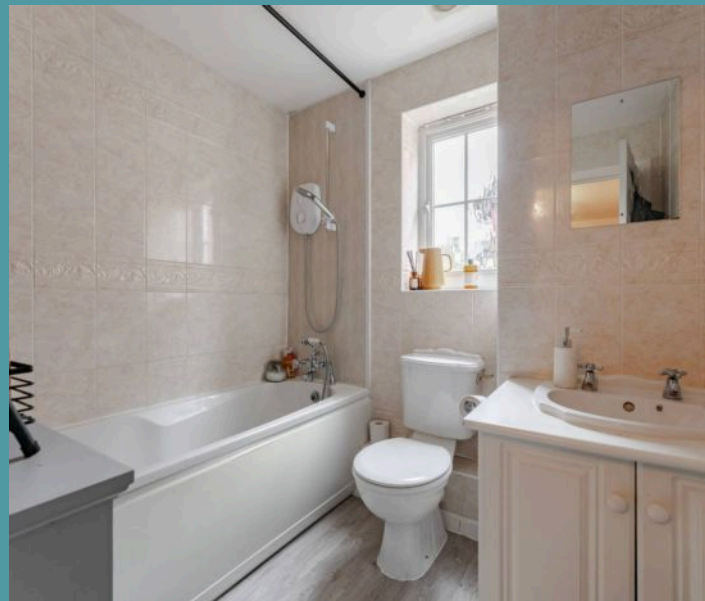
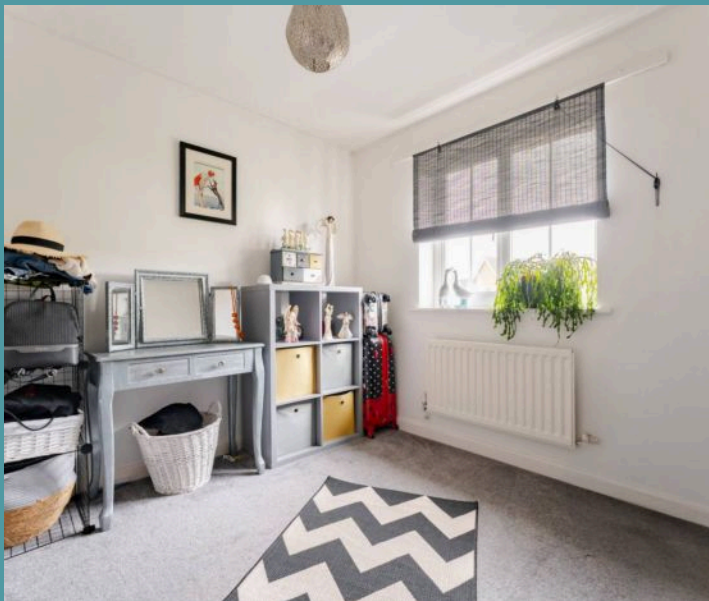


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Thorpe St. Andrew, Norwich

Step outside into the landscaped garden, that is beautifully maintained and thoughtfully designed for outdoor activities and enjoyment. There are several areas for your seating arrangements to enjoy summer bbqs or simply relaxing in the sunshine. Overall, it is fully enclosed for privacy and seclusion. For practicality and convenience, the property features a driveway providing ample off-road parking, as well as a garage for storage options.

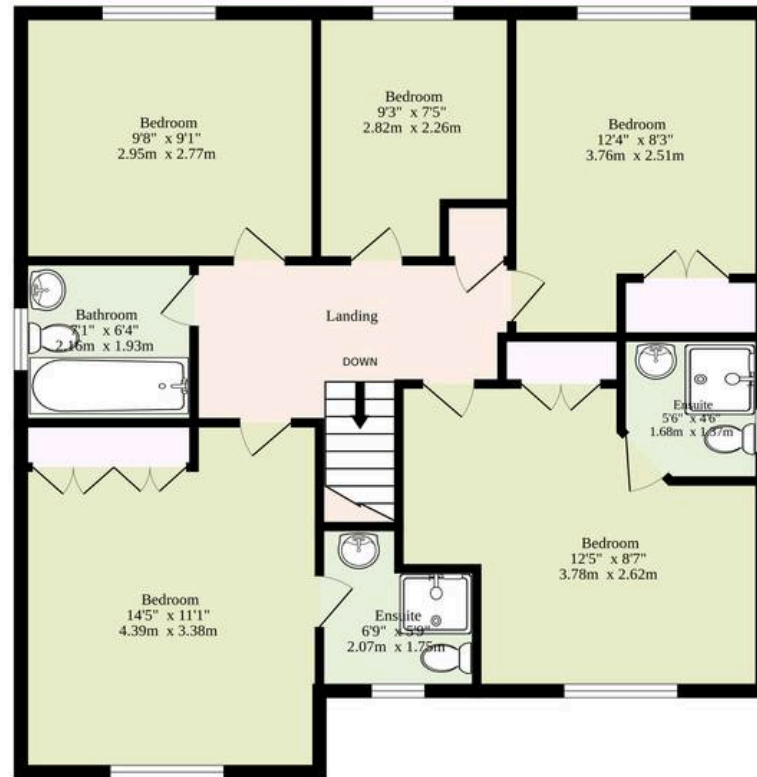
- Exquisite detached residence in the Norfolk town of Thorpe St. Andrew
- Beautiful family home with spacious and flexible accommodation that can adapt to your families lifestyle preferences and style
- Spacious sitting room inviting relaxation and entertaining, complemented by internal double doors that opens into a versatile dining room
- Brand new kitchen/breakfast room equipped with premium fixtures and fittings that elevates your cooking experience
- A total of six bedrooms, with the versatility to be a home office or a playroom
- Two private en-suites and a family bathroom
- Landscaped garden that is beautifully maintained and enclosed for privacy, with a patio area for seating arrangements
- Driveway providing off-road parking and a garage for storage options
- Close to a wide range of amenities including shops, schools, transport links and healthcare facilities



Ground Floor  
684 sq.ft. (63.5 sq.m.) approx.



1st Floor  
719 sq.ft. (66.8 sq.m.) approx.



Garage  
337 sq.ft. (31.3 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 1740 sq.ft. (161.7 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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