



6 Joyce Way, Thorpe St. Andrew

Guide Price £450,000 - £475,000

6 Joyce Way

Thorpe St. Andrew, Norwich

Just outside the city centre in the popular residential area of Thorpe St Andrew, this spacious 1,900 sq ft family home offers an exceptional amount of flexible living space across three floors. With up to seven bedrooms, including three en-suite shower rooms, there's plenty of room for larger families or those needing space to work from home. The ground floor features a welcoming hallway, a versatile snug or playroom, a stylish kitchen diner, and a bright sitting room with patio doors opening onto a generous rear garden. Additional benefits include driveway parking, a garage, and a separate outdoor office – ideal for modern lifestyles. Surrounded by well-regarded schools, shops, and excellent transport links, the property is perfectly positioned for easy access to Norwich and beyond. A rare opportunity to enjoy both space and convenience in a family-friendly setting.

The 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.





6 Joyce Way

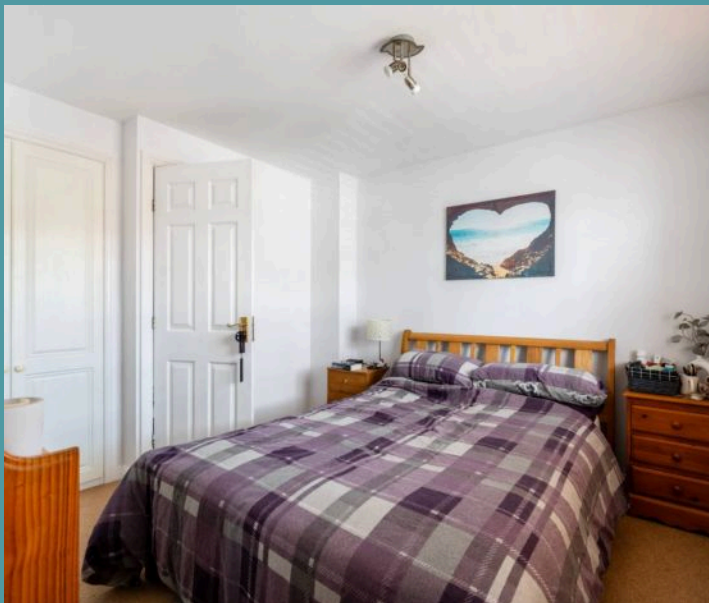
Thorpe St. Andrew, Norwich

Joyce Way, Thorpe St Andrew

Welcome to this generously proportioned family home, offering approximately 1,900 sq ft of versatile living space across three well-designed levels. Located in the sought-after area of Thorpe St Andrew, this property is perfect for growing families needing space, flexibility, and comfort.

As you enter through the hallway, you are greeted with a warm and inviting atmosphere, complete with practical understair storage. The ground floor offers multiple reception areas including a cosy snug – ideal as a playroom, extra lounge, or even a potential 7th bedroom if required. The open-plan kitchen diner provides a central hub for family life and entertaining, while the spacious sitting room features patio doors that open directly onto the rear garden, flooding the room with natural light.

On the first floor, you will find four generously sized bedrooms, two of which benefit from their own en-suite shower rooms, alongside a well-appointed family bathroom. The top floor offers an additional two bedrooms, one with yet another en-suite – perfect for teenagers, guests, or home office use.





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Thorpe St. Andrew, Norwich

Outside, the property continues to impress with a large, well-maintained rear garden – ideal for summer BBQs, children's play, or simply relaxing outdoors.

To the front, there is ample driveway parking, a garage for additional storage or parking, and a separate outdoor office space, offering an ideal setup for those working from home.

This substantial and flexible home offers a rare opportunity for families looking to upsize in one of Norwich's most desirable residential areas.

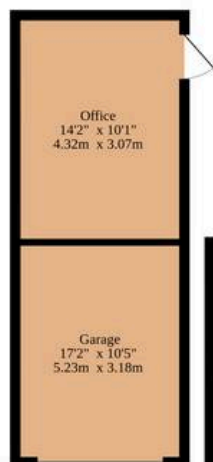
Agents Note

Sold Freehold

Connected to all mains services.

- Spacious 1,900 sq ft family home set over three floors
- Up to seven bedrooms, including three with en-suite shower rooms and family bathroom
- Bright and airy sitting room with patio doors to the rear garden
- Open-plan kitchen diner – perfect for family life and entertaining
- Versatile snug/playroom or potential seventh bedroom
- Four bedrooms on the first floor, two with en-suites
- Two additional bedrooms on the top floor, one with en-suite
- Generous rear garden ideal for outdoor living and summer BBQs

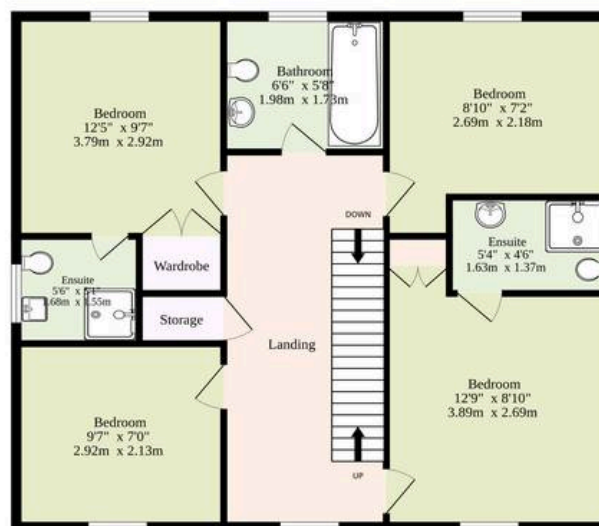




Ground Floor
897 sq.ft. (83.3 sq.m.) approx.



1st Floor
553 sq.ft. (51.4 sq.m.) approx.



2nd Floor
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1900 sq.ft. (176.5 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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