



## 4 Broad View, Thorpe End

Guide Price £475,000 - £500,000



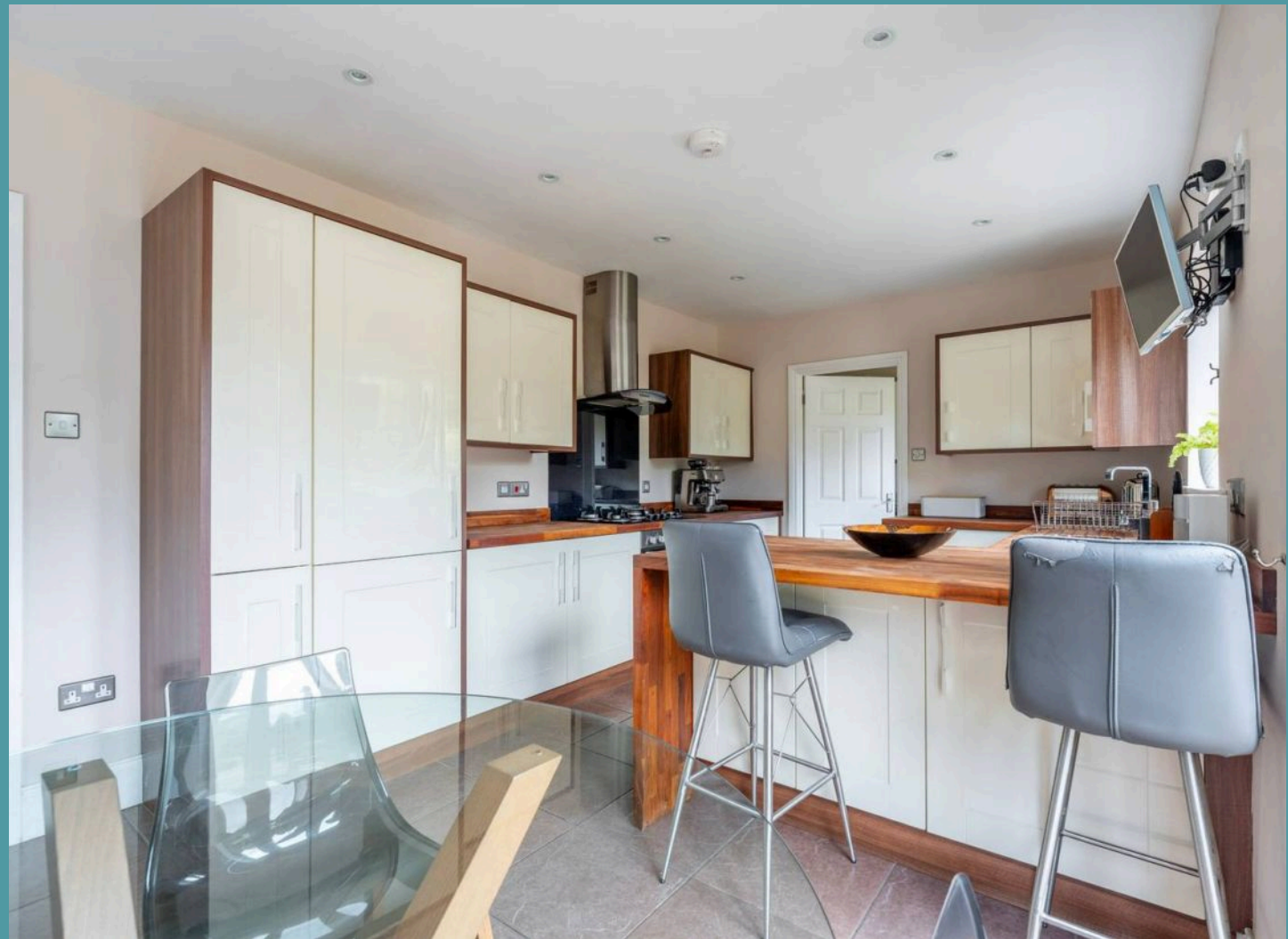
## 4 Broad View

### Thorpe End, Norwich

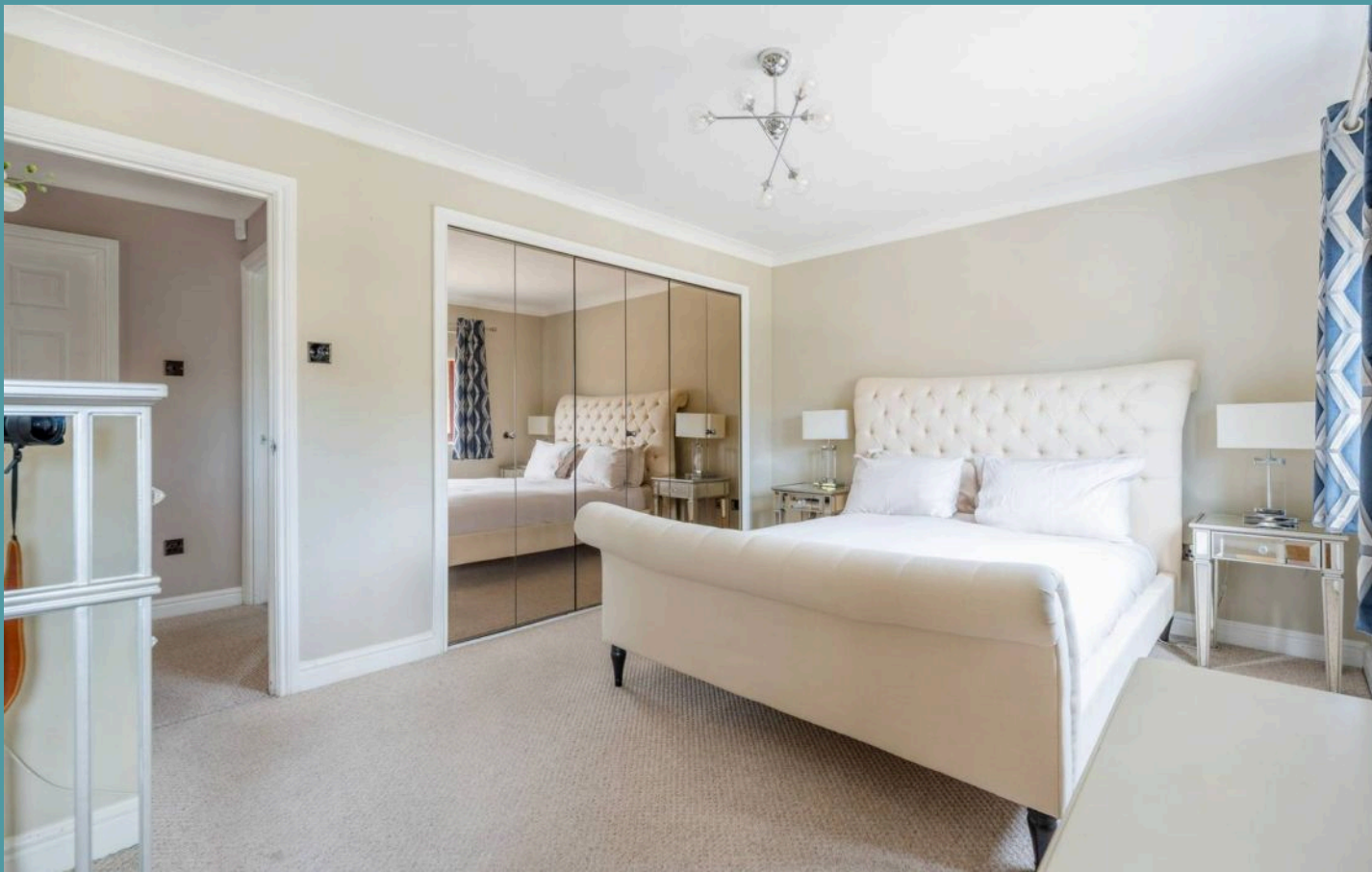
Offering a generous layout and fresh modern finishes, this detached family home provides well-planned living across two floors. It includes four spacious bedrooms, with the master featuring a contemporary en suite and fitted wardrobes, alongside a stylish family bathroom. The new shaker-style kitchen/breakfast room stands out with European Walnut worktops, twin ovens, and a breakfast bar, while a separate utility room and WC enhance day-to-day practicality. Reception spaces include a bay-fronted lounge and a versatile separate dining room. Outside, the enclosed rear garden enjoys a raised decked patio, mature planting, and a useful outbuilding. To the front, a driveway and double garage provide ample off-road parking and further convenience.

#### Location

Broad View is situated in the desirable village of Thorpe End, a well-established and sought-after area just east of Norwich. Known for its tree-lined avenues and peaceful residential setting, Thorpe End offers a village atmosphere with excellent access to the city via road and regular bus routes. The area benefits from nearby amenities including local shops, pubs, and schools, while also providing easy access to open countryside and the Norfolk Broads. For commuters, Norwich train station and the A47 are easily accessible, while those seeking leisure will enjoy the close proximity to golf courses, scenic walking routes, and riverside spots. This location is particularly well-suited for families, professionals, and anyone looking for a quieter pace without losing access to the city's wider offerings.







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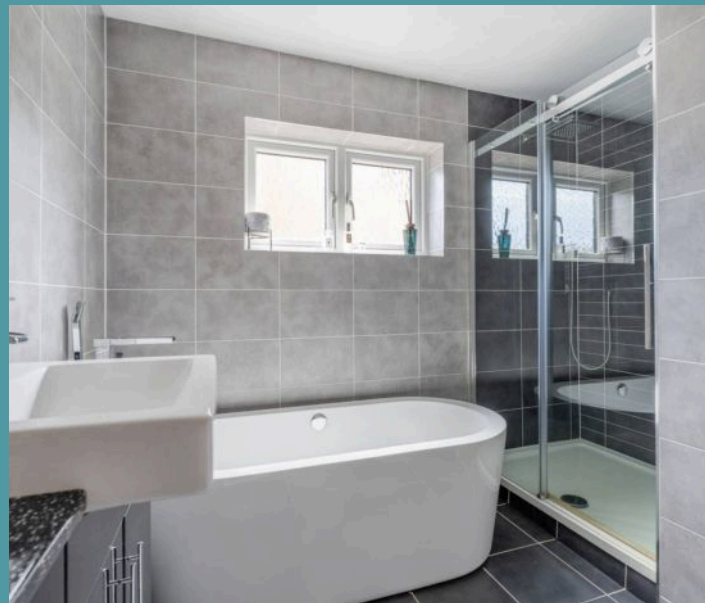
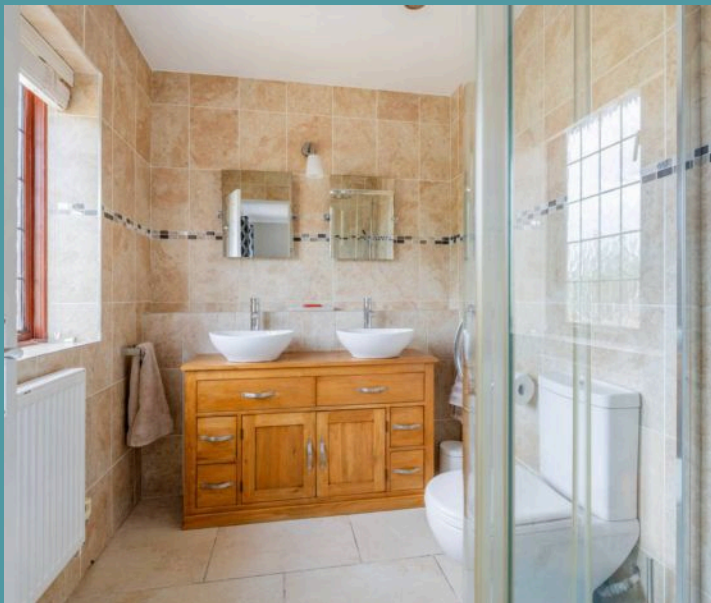
#### Broad View, Thorpe End

Step into this spacious and stylish detached family home through a bright entrance hallway, where wood-effect flooring creates a welcoming first impression. To one side, you'll find a conveniently located ground-floor WC and a generous under-stairs storage cupboard, ideal for keeping everyday essentials neatly tucked away.

From here, step into the stylish bay-fronted lounge, where wood-effect flooring runs underfoot, complementing the generous proportions, pendant lighting, and large front window that fills the room with natural light. It's an ideal space for both relaxing and dining.

Moving through is the heart of the home, an impressive new shaker-style kitchen and breakfast room. Thoughtfully designed, it features shaker units with European Walnut worktops, a gas hob with extractor, twin ovens, and a breakfast bar for casual dining. There's ample space for a dining table, and French doors open directly to the garden, creating a natural indoor-outdoor feel. Tiled flooring and inset ceiling lighting bring both practicality and style.

A separate utility room, fitted with matching units and plumbing for a washing machine, also provides direct access to the rear garden. For added flexibility, there's a separate formal dining room with pendant lighting and a second set of French doors, ideal as a second sitting room, home office, or playroom.





## 4 Broad View

### Thorpe End, Norwich

Upstairs, the landing leads to four well-proportioned bedrooms, all benefiting from carpeted flooring, natural light, and adaptable space for family living or working from home. The standout master bedroom includes sleek fitted wardrobes, a handy storage cupboard, and a modern, newly fitted en suite shower room. This en suite is finished to a high standard with a glass shower cubicle, twin basins with integrated storage, full tiling, and contemporary fixtures. The remaining bedrooms are served by a similarly stylish family bathroom, updated with a bath, glass shower cubicle, inset lighting, and an integrated basin with under-sink storage. The home is double glazed throughout and has been freshly updated to suit modern tastes.

Outside, the rear garden is both generous and private, thoughtfully arranged to suit a variety of needs. A newly raised decked patio creates an inviting area for outdoor dining or relaxing, while established planting along the borders adds colour and character throughout the seasons. A versatile outbuilding sits to the rear, ideal for use as a workshop, studio, or additional storage.

The side gate allows easy access to the front of the property, where a spacious driveway provides ample off-road parking and leads to a double integral garage. The garage also benefits from an internal door connecting to the utility room, offering added convenience for day-to-day living.

#### Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- E

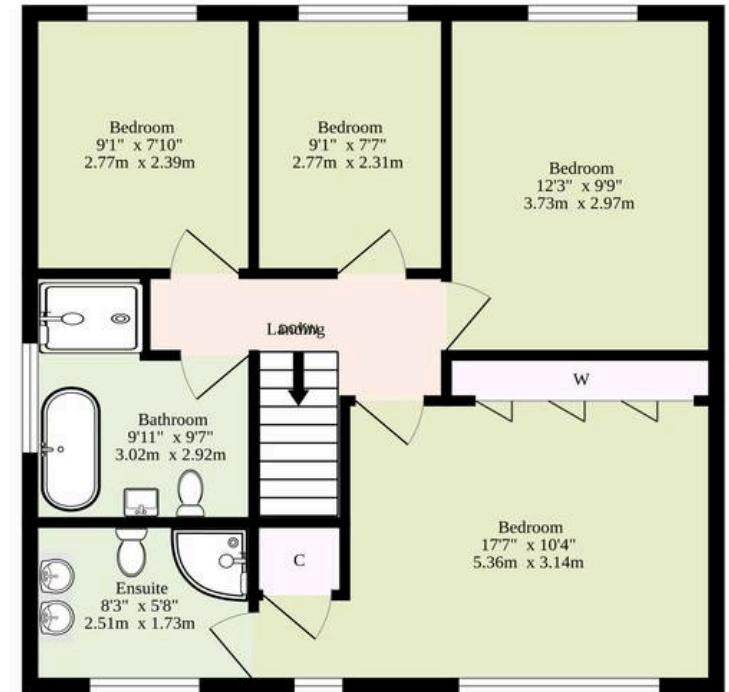




**Ground Floor**  
929 sq.ft. (86.3 sq.m.) approx.



**1st Floor**  
647 sq.ft. (60.1 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 1576 sq.ft. (146.4 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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