



31 Royalist Drive, Norwich

Norwich



Minors & Brady

31 Royalist Drive

Norwich

Situated in the sought-after area of Thorpe St Andrew, this impressive four-bedroom home combines generous living space with a desirable village feel. Perfectly positioned for families and professionals, the property offers excellent access to local schools, amenities, and scenic river walks along the picturesque River Yare. The accommodation includes a bright bay-fronted sitting room, a well-equipped kitchen with garden access, and a charming dining room with a bay window nook. Upstairs features four bedrooms, including a main with en-suite, complemented by an additional shower room. Outside, the property boasts a private, non-overlooked garden with lawn and patio, ideal for relaxation and entertaining. Complete with a driveway and integral garage, this home delivers comfort, space, and convenience in one of Norwich's most popular locations.

- Highly desirable Thorpe St Andrew location with village feel and excellent accessibility
- Spacious four-bedroom family home
- Main bedroom with built-in wardrobes and en-suite shower room
- Additional modern shower room serving remaining bedrooms
- Bay-fronted sitting room filled with natural light
- Well-equipped kitchen with abundant storage and rear garden access
- Dining room with bay window nook and garden views
- Private, non-overlooked rear garden with lawn and patio, backing onto hedgerows
- Driveway and integral garage providing ample parking and storage
- Convenient location near local schools, Sainsbury's, Riverside Retail Park, and scenic river walks





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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 a large Sainsbury's supermarket and the shopping facilities at the Riverside Retail Park.

Thorpe St. Andrew also offers beautiful river walks along the picturesque River Yare, perfect for leisurely strolls and outdoor activities. The area is well-served by public transport, with regular bus services connecting Thorpe St. Andrew to the city centre and surrounding towns and villages.

Its 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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Royalist Drive, Thorpe St. Andrew

Located in the highly desirable area of Thorpe St Andrew, this impressive four-bedroom property offers the perfect balance of convenience and a peaceful village feel.

Loved for its excellent accessibility and community atmosphere, this location is ideal for families and professionals alike.

The property benefits from a private driveway and an integral garage, providing ample parking and storage. Stepping inside, you are welcomed by a generous entrance hallway that sets the tone for the space and comfort throughout.

To the front, the sitting room features a charming bay window, filling the space with natural light. The heart of the home lies in the well-appointed kitchen, offering abundant storage and practical rear access to the garden. Adjacent to the kitchen, a dining room with a delightful bay window nook creates the perfect setting for family meals, enjoying views over the rear garden.

A convenient ground-floor WC completes this level.

Upstairs, the property boasts four well-proportioned bedrooms, including a main bedroom with built-in wardrobes and an en-suite shower room. The remaining bedrooms are served by a modern additional shower room, ensuring comfort for the whole household.

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Outside, the home enjoys a private, non-overlooked garden featuring a generous lawn and patio area, ideal for relaxation and entertaining. Backing onto hedgerows, the garden offers a wonderful sense of seclusion and greenery.

This property presents an outstanding opportunity to secure a spacious family home in one of Thorpe St Andrew's most sought-after locations.

Agents Note

Sold Freehold

Connected to all mains services.

Please note: This property is marketed on behalf of a third-party company. All details have been provided in good faith, but we advise interested parties to verify the information to ensure accuracy.

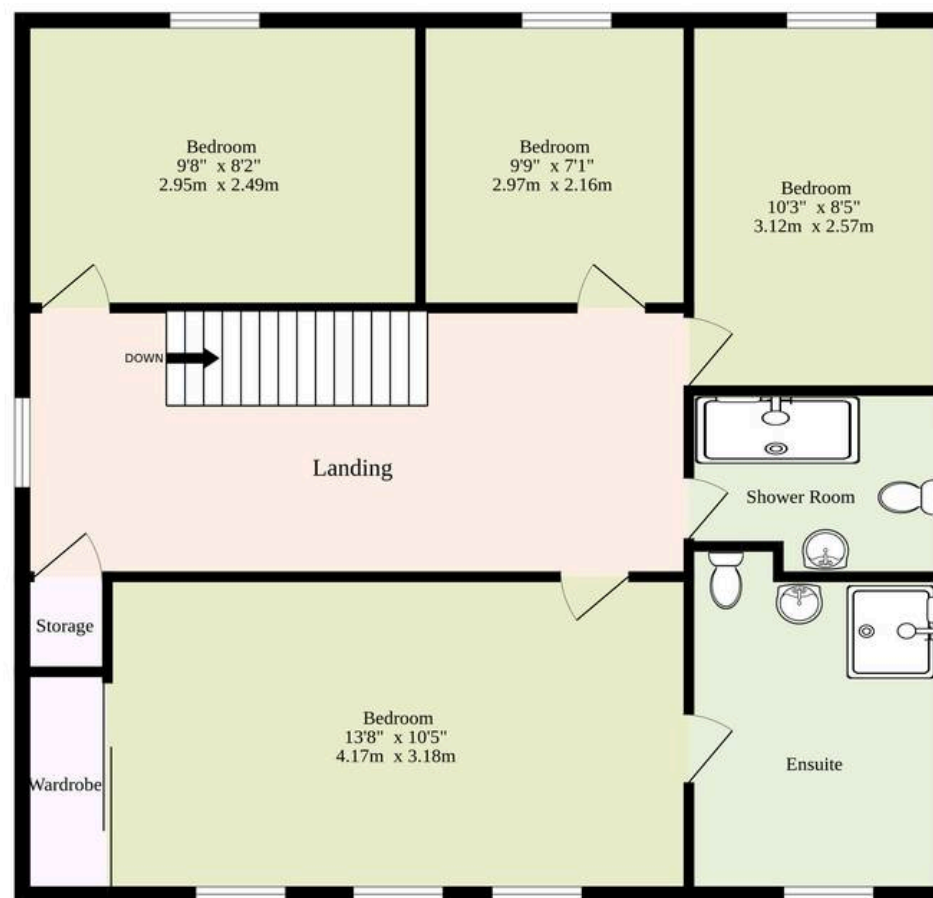
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Ground Floor
612 sq.ft. (56.9 sq.m.) approx.



1st Floor
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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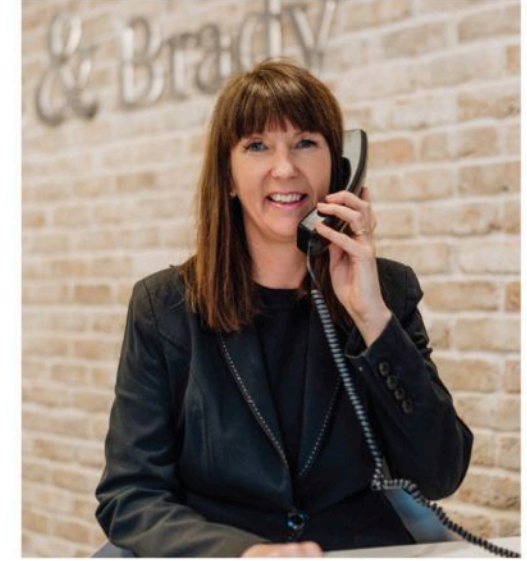
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Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
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