



31 Charles Avenue, Norwich

Norwich



Minors & Brady



## 31 Charles Avenue

It's not often a home offers charm, practicality, and scope to personalise, but this property does just that. Set on Charles Avenue in the ever-popular Thorpe St. Andrew, it welcomes you with a gravel drive and a bright entrance hall. Inside, a study, bedroom, wet room, and useful storage provide everyday convenience. The sitting room, complete with exposed wooden beams, is a standout feature and links beautifully with the U-shaped kitchen and dining area. A conservatory adds further living space, overlooking the generous low-maintenance garden. Upstairs, a large bedroom offers flexibility, whether for storage, seating, or a dressing area. With only modest updating required, this home is a fantastic opportunity to create your own haven in a friendly neighbourhood with excellent amenities nearby.

- Desirable location in the popular suburb of Thorpe St Andrew
- Gravel driveway providing a welcoming approach and convenient parking
- Flexible ground floor with entrance hall, study, bedroom, wet room and storage
- Characterful sitting room with exposed wooden beams overhead
- U-shaped kitchen diner with plenty of workspace and adjoining dining area
- Bright conservatory overlooking the garden and usable all year round
- Spacious upper level bedroom with room for wardrobes seating or dressing area
- Low maintenance garden offering generous outdoor space without heavy upkeep
- Friendly neighbourhood with a lovely community feel and excellent local amenities
- Opportunity for updating with only minimal work required to make it your own







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## 31 Charles Avenue

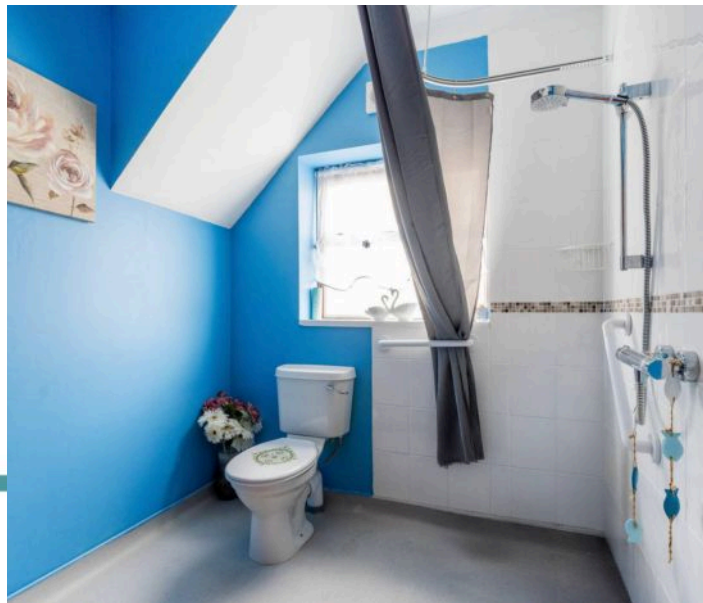
### The Location

Thorpe St. Andrew is a much-loved suburb just to the east of Norwich city centre, combining a peaceful, residential feel with excellent local amenities. Families are well catered for, with highly regarded schools such as Thorpe St. Andrew School and Sixth Form close by, while the area also offers everything you need day to day—from a large Sainsbury's to the shops and leisure facilities at Riverside Retail Park.

One of the real highlights of Thorpe St. Andrew is its wonderful riverside setting. The picturesque River Yare runs through the area, offering scenic walks, wildlife spotting, and plenty of fresh air. The River Green Pantry, a welcoming café by the water, is a popular stop for coffee or lunch during a riverside stroll. Nearby, residents can also enjoy a great choice of local eateries, including a much-loved Thai restaurant and a traditional fish and chip shop.

For those commuting or travelling further afield, Thorpe St. Andrew enjoys superb connections. The A47 and Northern Distributor Road (NDR) are both easily accessible, making journeys simple, while Broadland Business Park is just around the corner—ideal for those working nearby. Add in regular bus services to the city centre and beyond, and you have a location that balances convenience with a calm, community feel.

Thorpe St. Andrew continues to be a sought-after place to live, offering a slower pace of life with the beauty of river walks and green spaces on the doorstep, while still keeping Norwich city centre within easy reach.



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# 31 Charles Avenue

## Charles Avenue, Thorpe St. Andrew

Set behind a gravel drive, this charming home offers a warm welcome with its inviting entrance hall leading the way to a variety of well-proportioned rooms. A handy study provides the perfect space for home working or hobbies, while a comfortable bedroom and convenient wet room ensure practicality is well catered for.

There is also useful storage space, making everyday living that bit easier.

The heart of the home lies in the sitting room, a delightful space brimming with character thanks to its rich overhead wooden beams. This flows seamlessly into the kitchen diner, where a smart U-shaped kitchen sits alongside a dining area—perfect for everyday meals or hosting family and friends.

A bright conservatory extends the living space further, offering a peaceful spot to enjoy the garden views all year round.

Upstairs, a large bedroom provides plenty of room for wardrobes, seating, or even a dressing area.

Outside, the property boasts a generous low-maintenance garden plot, ideal for those who enjoy outdoor space without the heavy upkeep.

The home sits in a friendly neighbourhood with lovely neighbours, adding to its appeal. While the property would benefit from some updating, the works required are minimal—offering a fantastic opportunity to put your own stamp on this already characterful home.

## Agents Note

Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.



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Ground Floor  
857 sq.ft. (79.6 sq.m.) approx.

1st Floor  
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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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# Dreaming of this home? Let's make it a reality



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