



17 Gorse Road, Norwich

Norwich

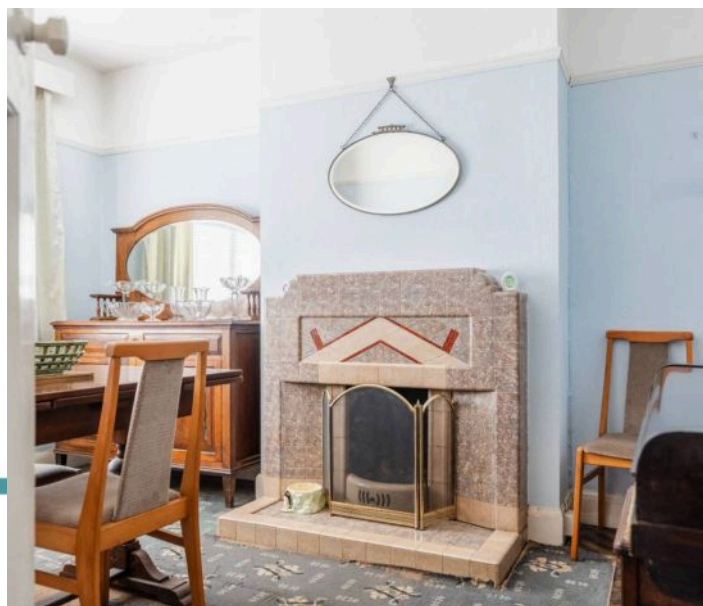


Minors & Brady

17 Gorse Road

This three-bedroom bungalow on Gorse Road, Thorpe St Andrew, offers an exciting full renovation opportunity in a highly sought-after location. Situated on a generous, private garden plot with a maintained lawn, driveway, and garage, the property provides plenty of outdoor space. Inside, there is a large sitting room, kitchen, bathroom, and three bedrooms, two of which feature bay windows, with one currently used as a dining room. The home requires full renovation, including rewiring and installation of central heating, allowing buyers to create a space tailored to their style. Its riverside location offers easy access to the River Green, local cafés, pubs, shops, schools, and the A47 for commuting. With its spacious layout and excellent plot, this bungalow is a rare blank canvas with huge potential.

- Three-bedroom bungalow offering a full renovation opportunity
- Two bedrooms with bay windows, providing character and plenty of natural light
- Flexible third bedroom, currently used as a dining room, ideal for office, playroom, or additional living space
- Spacious sitting room, bright and airy, perfect for family living
- Kitchen and bathroom, plus adjacent utility cupboard for practical storage
- Generous private garden, mainly lawned with mature boundaries, offering space for relaxation or future landscaping
- Driveway providing off-road parking for multiple vehicles
- Single garage with potential for storage
- Full renovation project, including rewiring and central heating installation, offering the chance to create a bespoke home
- Prime location in Thorpe St Andrew, near local cafés, pubs, Sainsbury's, Co-op, Thai restaurant, schools, Thorpe Marshes nature reserve and excellent A47 access





M&B

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The Location

Thorpe St Andrew is a highly sought-after suburb of Norwich, located just two miles east of the city centre. Perfectly positioned along the River Yare, it offers the best of both worlds – a peaceful riverside setting with easy access to the vibrant heart of Norwich.

At the heart of the community is the much-loved River Green, home to the friendly River Green Café as well as several traditional pubs. It's a great spot to sit and watch the river, enjoy a meal, or take in the charming scenery. Just a short walk away you'll also find practical everyday amenities including a large Sainsbury's, a Co-op, and a popular Thai restaurant, making daily life easy and convenient.

The parish church adds to the town's character and sense of history, while Thorpe Marshes nature reserve, managed by the Norfolk Wildlife Trust, brings a slice of the Broads right to your doorstep. Families are well catered for with excellent schools, including Thorpe St Andrew High School and several primaries, plus a choice of leisure clubs and activities.

With its mix of scenic beauty, local amenities, and community feel, Thorpe St Andrew is a location that appeals to all ages. Whether you're looking to enjoy riverside walks, explore the Broads, or simply make the most of being so close to Norwich, it's a fantastic place to call home.



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Gorse Road, Thorpe St, Andrew

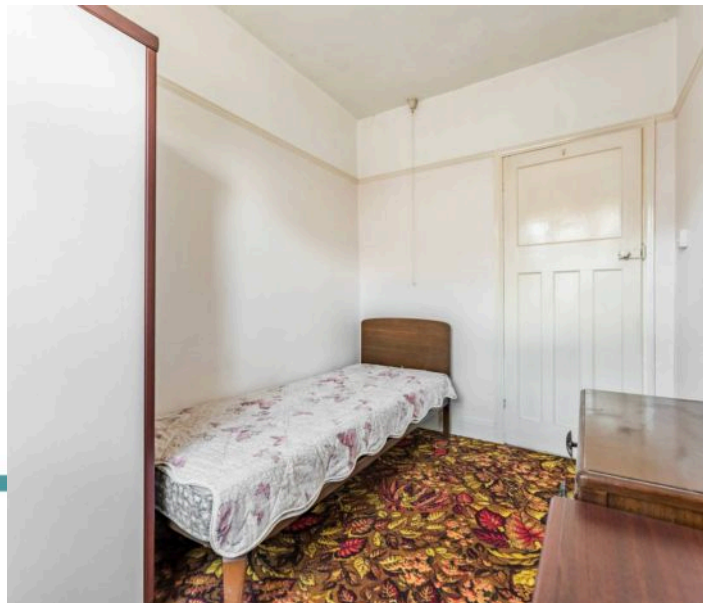
Set on a fantastic-sized and private garden plot, this three-bedroom bungalow presents an exciting opportunity for those seeking a complete renovation project in a highly desirable area.

Offering huge potential, the property is ideal for buyers wanting to create a home tailored to their own style and specification.

The property is approached via a driveway providing off-road parking and access to a single garage. An entrance hall leads to the accommodation, which includes a large and light-filled sitting room, a well-proportioned kitchen, and a bathroom with adjacent utility cupboard.

The bungalow offers three bedrooms, two of which feature charming bay windows, with one room currently utilised as a dining room – flexible in layout to suit individual needs.

Outside, the property sits within an excellent garden plot, with a maintained lawn and mature boundaries providing privacy and plenty of outdoor space. The garden offers a superb setting for relaxation, entertaining, or future landscaping.



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While the property requires a full scheme of works – including rewiring and installation of central heating – it provides a rare opportunity to reconfigure and modernise throughout.

With its spacious footprint, character features, and sought-after location, this bungalow represents a blank canvas to create a wonderful home.

Agents Note

Sold Freehold

Connected to mains water, electricity and drainage.

No Central Heating



Ground Floor
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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Dreaming of this home? Let's make it a reality



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Meet *Karol*
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Meet *Claire*
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