



85 The Street, Felthorpe

Norwich



Minors & Brady

85 The Street

Felthorpe, Norwich

Tucked away within the sought-after Norfolk village of Felthorpe, this detached residence occupies a generous woodland plot, offering privacy, space, and natural beauty. Framed by mature trees and landscaped greenery, the setting evokes a true sense of rural tranquillity while remaining effortlessly connected to modern life. Inside, the home reveals an impressive balance of comfort and versatility, with light-filled reception rooms, a kitchen and breakfast area, and well-proportioned bedrooms that are ready for you to personalise. Beyond the walls, expansive gardens extend the sense of serenity, creating an idyllic backdrop for outdoor entertaining or quiet reflection, a rare opportunity to enjoy timeless countryside living in an adaptable family home.





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85 The Street

Felthorpe, Norwich

- Detached residence proudly positioned on a large woodland plot within the Norfolk village of Felthorpe
- Spacious and flexible accommodation that is full of potential and can easily adapt to your own preferences and style
- Sitting room accentuated by French doors and a brick-built fireplace, inviting relaxation and entertaining
- Formal dining room encouraging intimate family meals and gatherings with loved ones
- Light-filled conservatory that extends the reception space and offers panoramic views of the garden
- Kitchen/breakfast room fitted with cabinetry, an integrated oven and areas for your own appliances, complemented by a boot room for additional storage
- Three double bedrooms, one with built in wardrobes, alongside a family bathroom comprising of a four-piece suite
- Front and rear gardens consisting of laid to lawns, established shrubbery and tall trees, offering endless possibilities for outdoor activities and enjoyment
- A driveway providing ample off-road parking and a garage for storage options, with the potential to convert (stpp)
- Short drive to the city of Norwich, offering a wide range of amenities



85 The Street

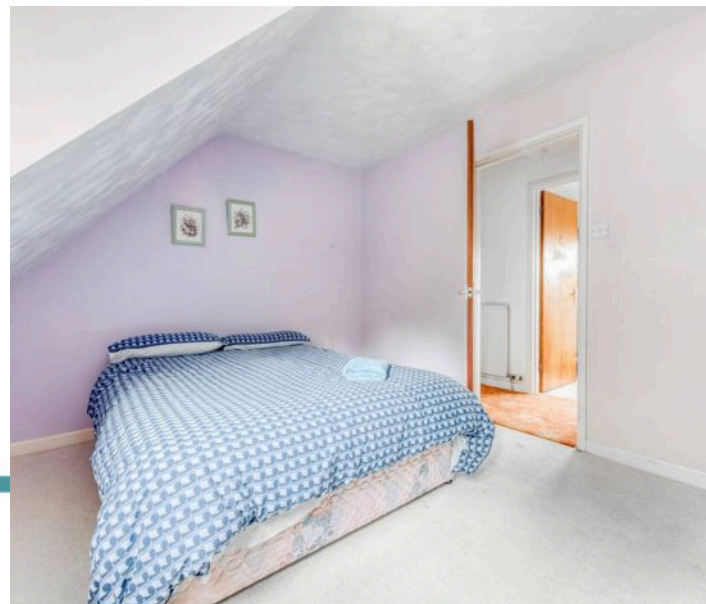
Felthorpe, Norwich

Location

The Street runs through the centre of Felthorpe, a small and well-kept Norfolk village around seven miles north-west of Norwich. The setting is quiet and green, surrounded by woodland and open farmland, with a mix of traditional homes and newer properties. Felthorpe itself has a village hall, a children's play area and a 14th-century church, while day-to-day amenities such as shops, a post office and cafés can be found in nearby Horsford and Taverham.

For families, Horsford Primary School is the nearest option, with Taverham High School providing secondary education within a short drive. The area is well connected by road, with easy access to the A140 and the Broadland Northway for travel towards Norwich, the coast or the A47. Bus services link to neighbouring villages, and Norwich railway station offers direct routes to London, Cambridge and the wider rail network.

Living in Felthorpe offers a balance between rural calm and city convenience. Norwich, roughly fifteen minutes by car, provides extensive shopping, restaurants, theatres, and cultural venues, along with major employers and the University of East Anglia. Back in the village, the lifestyle leans towards walking, cycling, and enjoying the surrounding countryside, an appealing setting for those who value space and a slower pace without being cut off from the city.



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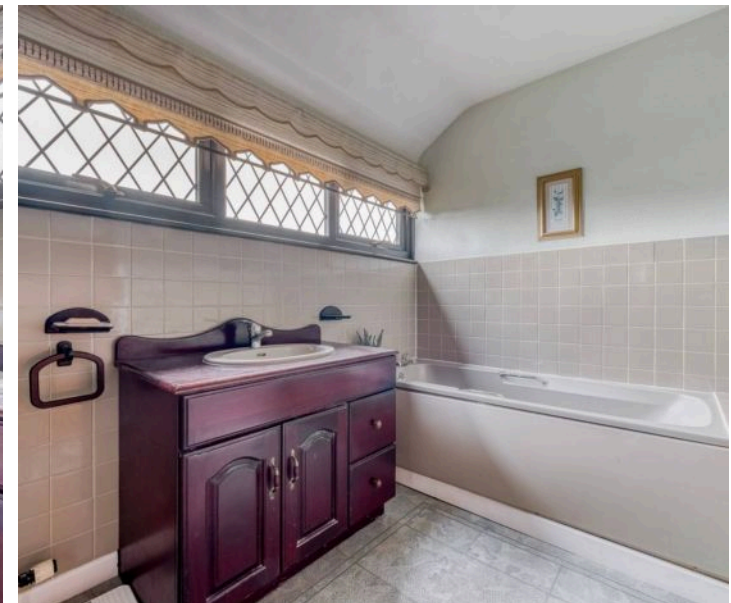
Felthorpe, Norwich

Stepping inside, you are welcomed by a bright and airy entrance hall, a fitting introduction to the home's spacious and flexible layout. The hall leads to a convenient ground-floor WC, before flowing naturally into the main living areas.

The sitting room forms the heart of the home, featuring French doors that open onto the garden and a brick-built fireplace that adds a touch of warmth and character, an ideal setting for both relaxed evenings and lively gatherings. Adjacent, a formal dining room provides the perfect backdrop for intimate family meals or entertaining friends, while the light-filled conservatory extends the reception space, offering panoramic views of the surrounding gardens and bringing the beauty of the outdoors inside.

The kitchen/breakfast room is designed for both practicality and potential, fitted with cabinetry, an integrated oven, and space for additional appliances. A boot room adjoins the kitchen, providing useful extra storage, ideal for muddy boots after a walk through the nearby countryside.

Upstairs, the landing features built-in storage and leads to three comfortable double bedrooms, one of which benefits from fitted wardrobes. The family bathroom enjoys a four-piece suite, offering both a bath and a separate shower to suit all needs.



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Outside, the property truly comes into its own. The front and rear gardens are beautifully established, featuring expanses of lawn, mature shrubs, and tall trees, creating a haven for wildlife and an inviting backdrop for outdoor living. Whether you envision summer barbecues, children’s play areas, or quiet moments surrounded by nature, the possibilities are endless.

Completing the picture is a driveway providing ample off-road parking, along with a garage offering further storage or conversion potential (stpp).

With its serene woodland setting, generous plot, and adaptable interior, this Felthorpe home represents a rare opportunity to embrace a relaxed village lifestyle, one that invites you to make it truly your own.

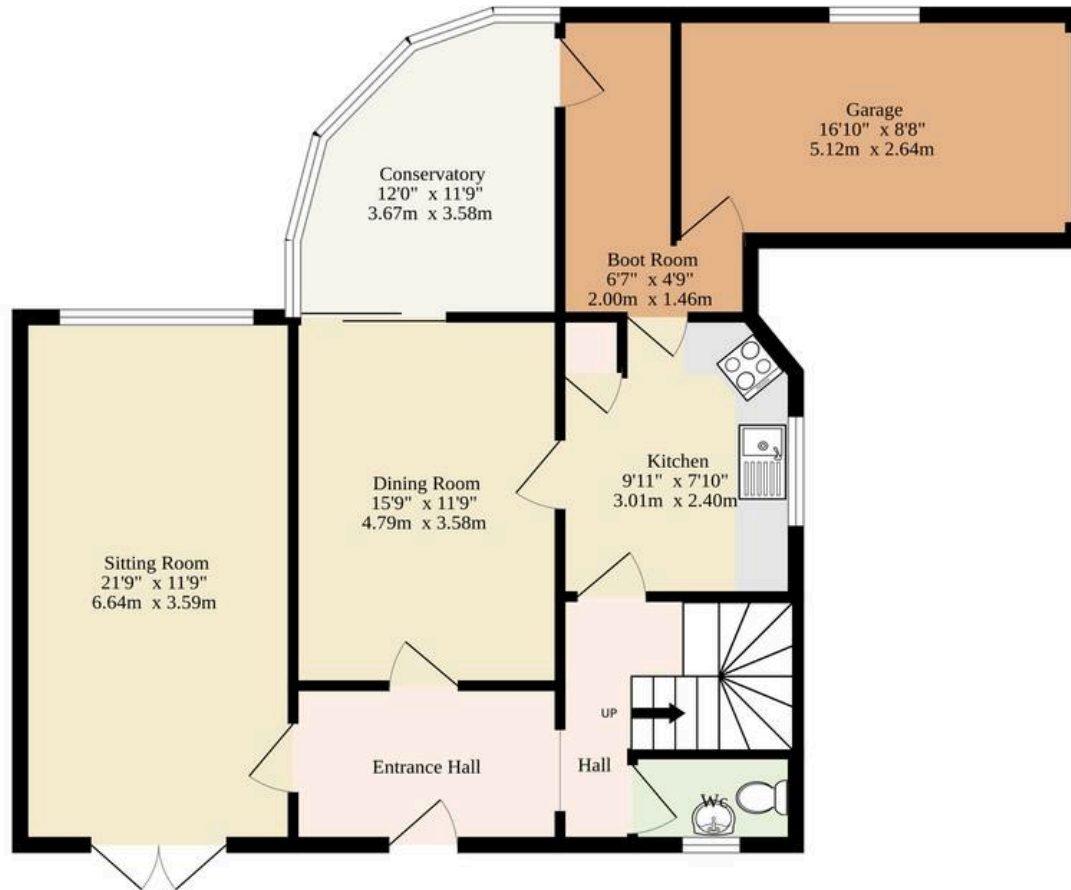
Agents note

Freehold

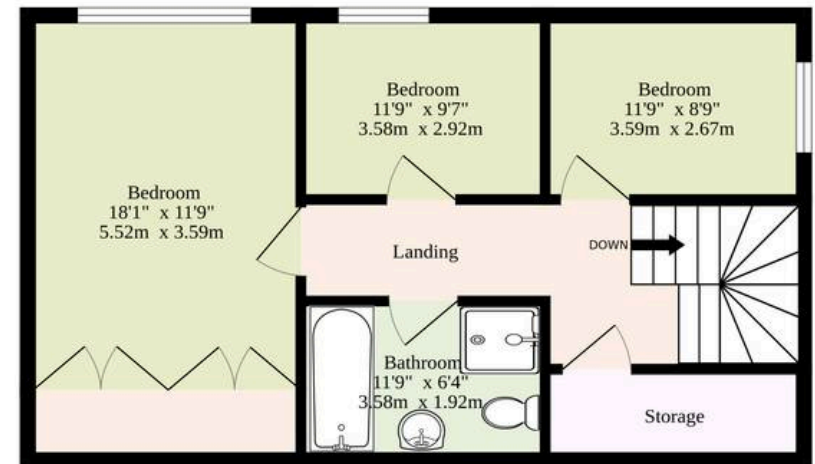


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
1072 sq.ft. (99.6 sq.m.) approx.



1st Floor
694 sq.ft. (64.5 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1766 sq.ft. (164.1 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?

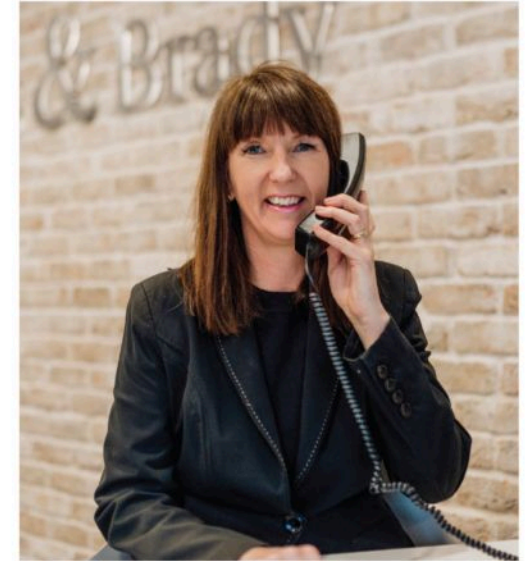
Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market



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