



41 Plumstead Road, Thorpe End

Norwich



Minors & Brady

With approved plans already in place, this home delivers future potential with the cosy charm and village setting everyone admires. Set back from the road in Thorpe End, it enjoys a peaceful position with a welcoming front garden that frames the approach beautifully. Inside, the sitting room centres around a brick-feature fireplace that brings instant warmth and character to the space. The kitchen-dining room looks out over the rear garden, offering a practical hub for everyday cooking. Upstairs, two double bedrooms and a well-proportioned family bathroom provide comfortable, ready-to-use accommodation. The rear garden feels private and sheltered, making it ideal for unwinding, playing, or simply enjoying some fresh air without being overlooked. Generous parking adds a rare level of convenience, especially for households with multiple vehicles. Most excitingly, the approved extension plans allow for a spacious open-plan kitchen/dining area, an extra reception room, and two additional en-suite bedrooms. This gives future owners the opportunity to shape a significantly larger home that perfectly suits their needs while maximising everything this desirable village location has to offer.

- Approved planning permission for a major extension, offering the chance to create a spacious four-bedroom home
- End-terrace position providing extra privacy, additional outdoor space and handy side access
- Peaceful Thorpe End village setting, known for its well-regarded community feel and attractive surroundings
- Welcoming front garden set back from the road, giving the home a pleasant sense of arrival
- Cosy sitting room with a characterful brick-feature fireplace that acts as a natural focal point
- Practical kitchen-dining room overlooking the garden, offering a solid foundation for everyday living
- Two double bedrooms and a well-proportioned family bathroom





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The Location

Set in the quiet, leafy suburb of Thorpe End, Plumstead Road (NR13) feels like a peaceful garden village just a few miles from Norwich. This stretch lies within the Great and Little Plumstead parish, giving it more of a rural, tucked-away character while still being connected to city life.

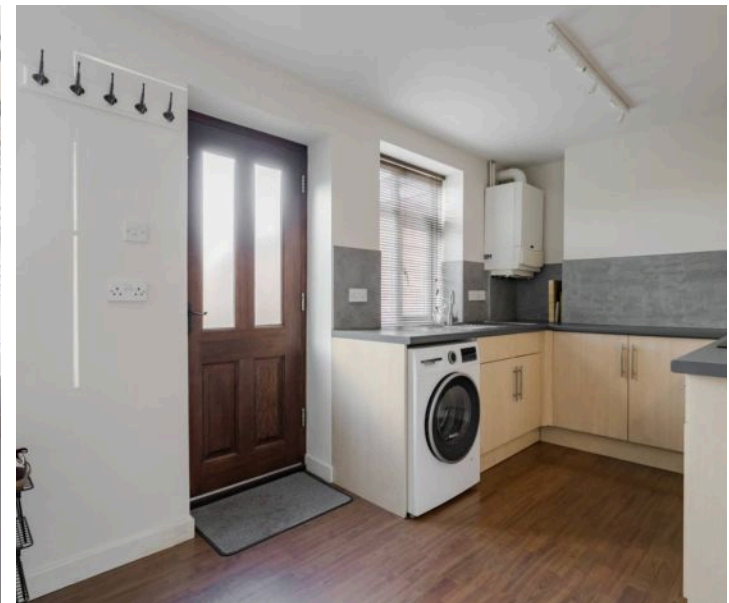
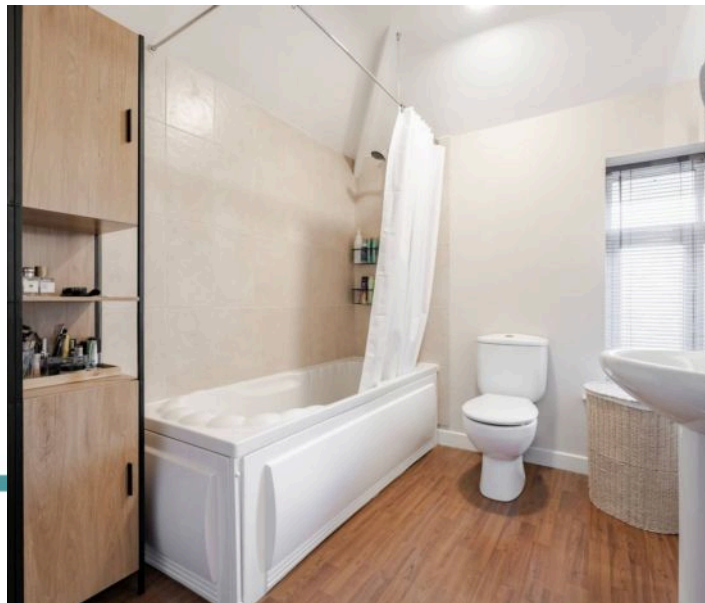
Thorpe End itself is designated as a conservation area, meaning Plumstead Road benefits from thoughtful planning that preserves its charm, with mature trees, hedges, and gently laid-out green spaces contributing to a calm feel. Despite its serene atmosphere, the area is well connected: there are nearby bus stops on Plumstead Road, and Salhouse station is just a few kilometres away, making it easy to commute or head into Norwich.

When it comes to community and amenities, Thorpe End feels warm and village-like. For everyday shopping, Thorpe St Andrew is just over the way, its Dussindale Drive neighbourhood centre includes a large Sainsbury's, plus a pharmacy, petrol station and more.

Families will also appreciate the schooling options nearby. For older children, Thorpe St Andrew School & Sixth Form (ages 11–18) is close by and serves the local area. For younger children, primary schools like Dussindale Primary, St William's and Hillside Avenue Primary are all in the Thorpe St Andrew area.

Beyond amenities and schools, the surroundings are framed by open countryside, fields, hedgerows and woodland lend a sense of space, while still keeping you conveniently close to facilities.

All in all, Plumstead Road in Thorpe End offers a rare blend: serene and semi-rural living, conservation-area beauty, and just enough nearby amenities and schools in Thorpe St Andrew. It's a calm, welcoming spot, ideal for anyone who wants that "village just outside the city" feel — especially for families.



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Thorpe End, Norwich

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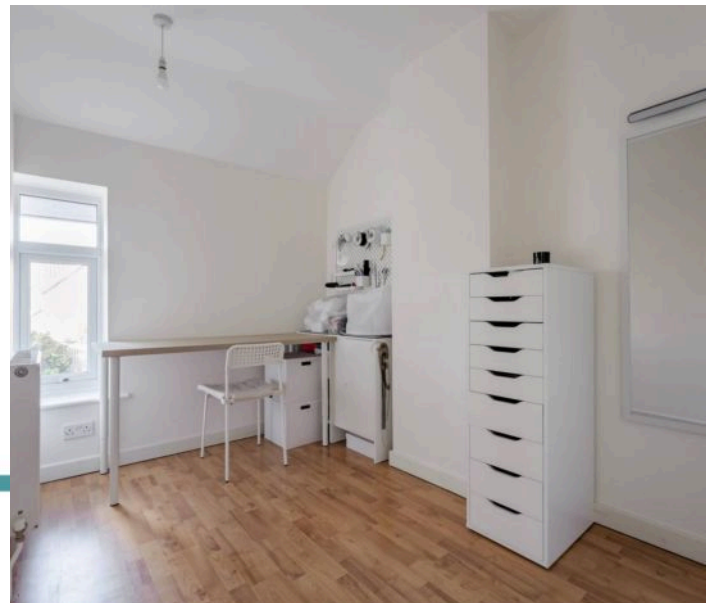
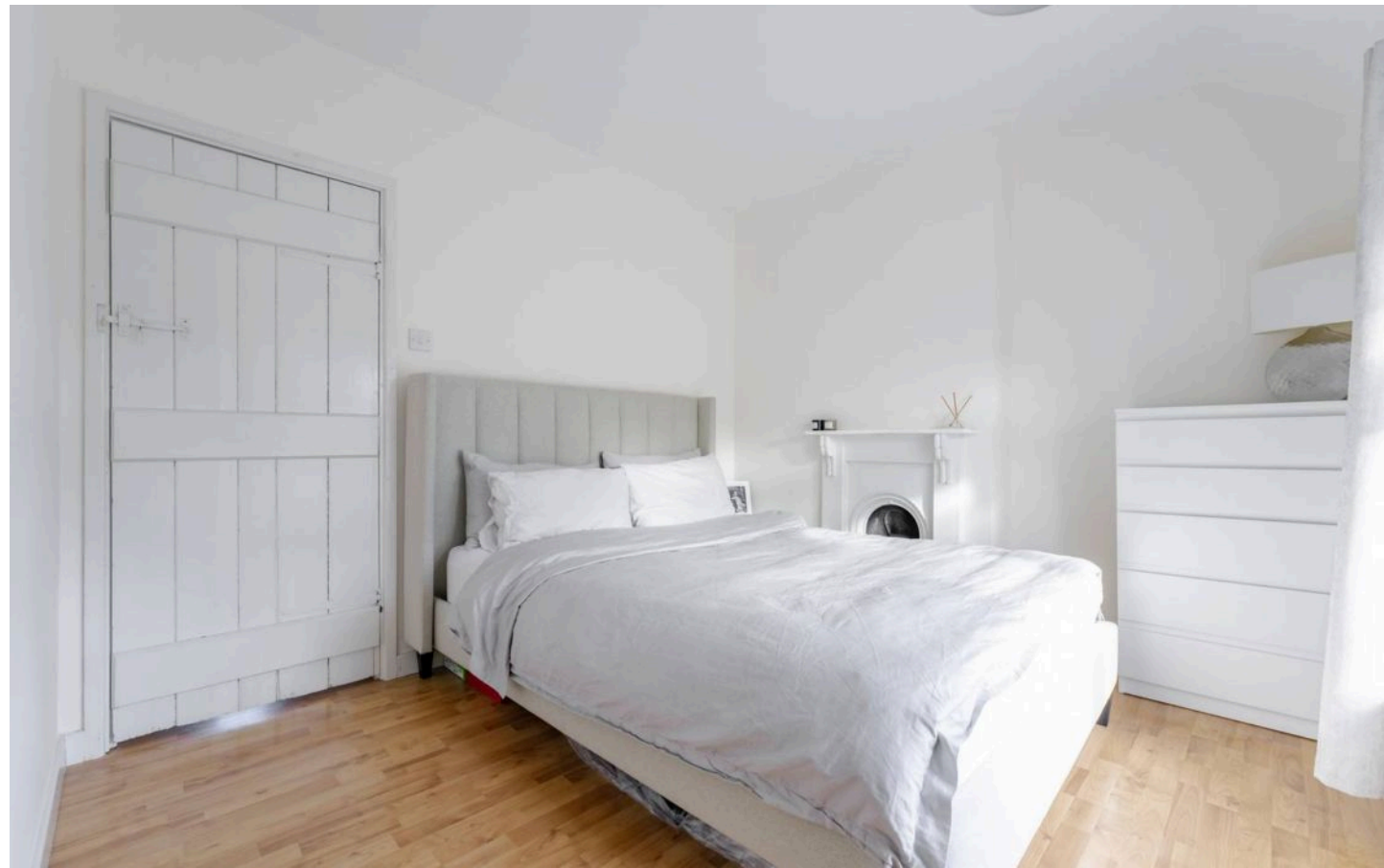
Placed in the well-regarded village of Thorpe End, Plumstead Road offers a solid and comfortable home with plenty of potential. The house sits back from the road with a pleasant front garden and a path leading up to the entrance.

Being an end-terrace, it benefits from that extra sense of space, along with side access through to the rear garden.

Inside, the accommodation is simple, practical and well laid out. The entrance hall leads into a cosy sitting room where a feature fireplace with charming brick accents becomes the natural focal point of the space. It's tied together with a green backdrop that adds warmth and character, giving the room an inviting, lived-in feel.

Beyond this, the kitchen-dining room overlooks the garden and offers a good foundation for everyday cooking and family meals.

Upstairs, there are two double bedrooms and a family bathroom, making the home perfectly usable as it is. The rear garden offers good privacy and is a great spot for anyone who enjoys outdoor space without being overlooked. One of the big bonuses here is the amount of parking, unusually generous for a home of this size and style, making it ideal for households with multiple cars or those who simply value off-road space.



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Thorpe End, Norwich

Where this property really shines is in the opportunity it offers. Planning permission is already approved for a major extension, allowing a buyer to transform the house into a four-bedroom home.

The existing plans show the creation of a spacious open-plan kitchen/dining area, an additional reception room on the ground floor, and two new bedrooms upstairs, both with en-suite facilities. There is still flexibility for a new owner to adapt or redesign these plans (subject to the usual consents), giving the chance to create a home tailored exactly to their needs.

In short, this is an appealing property in a desirable village setting, offering comfortable living now with the added benefit of significant future potential. Perfect for someone looking to invest, grow, or simply create something special over time.

Agents Note

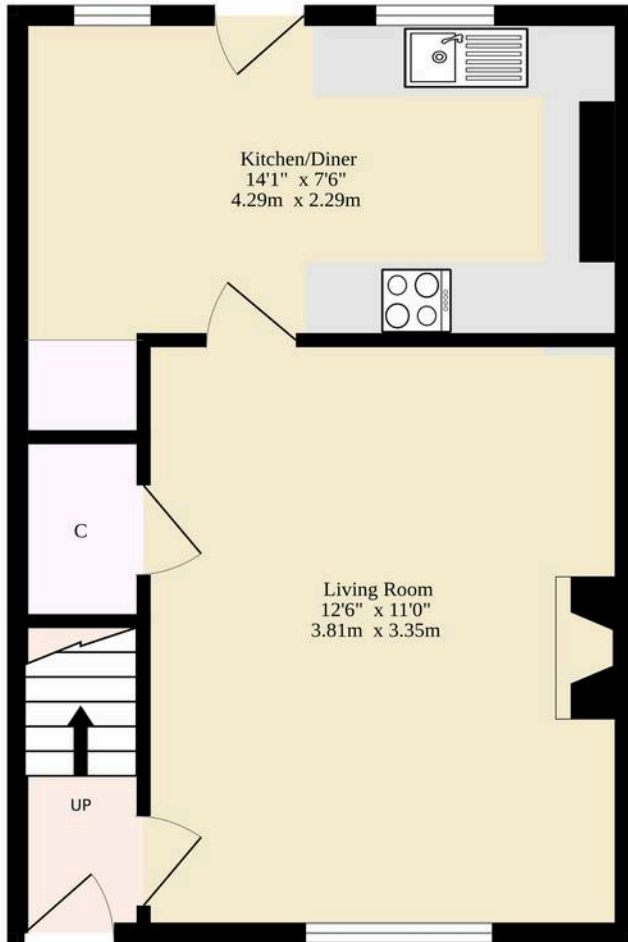
Sold Freehold

Connected to all mains services.

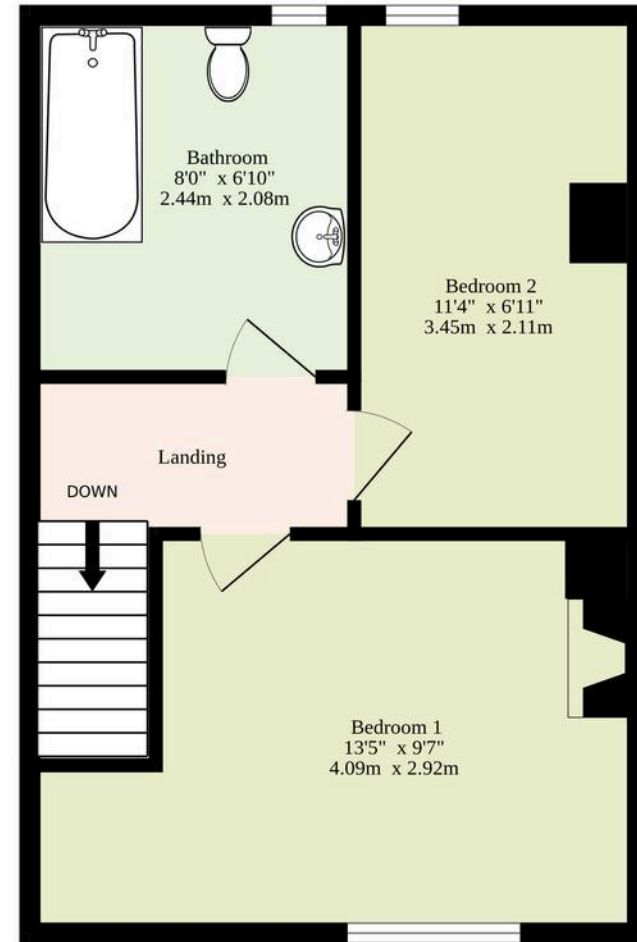


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Ground Floor
258 sq.ft. (24.0 sq.m.) approx.



1st Floor
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 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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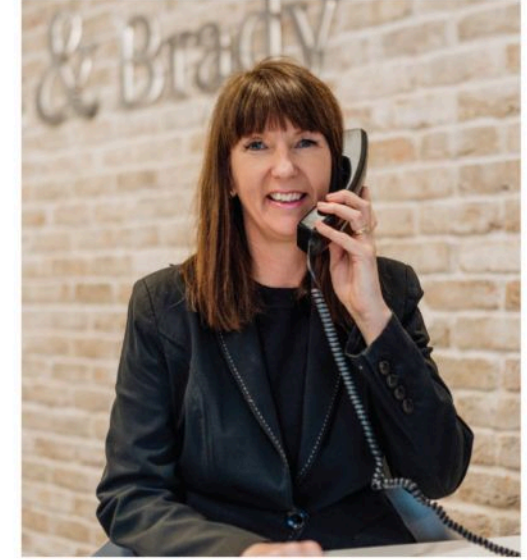
Dreaming of this home? Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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