



56 Charles Avenue, Norwich

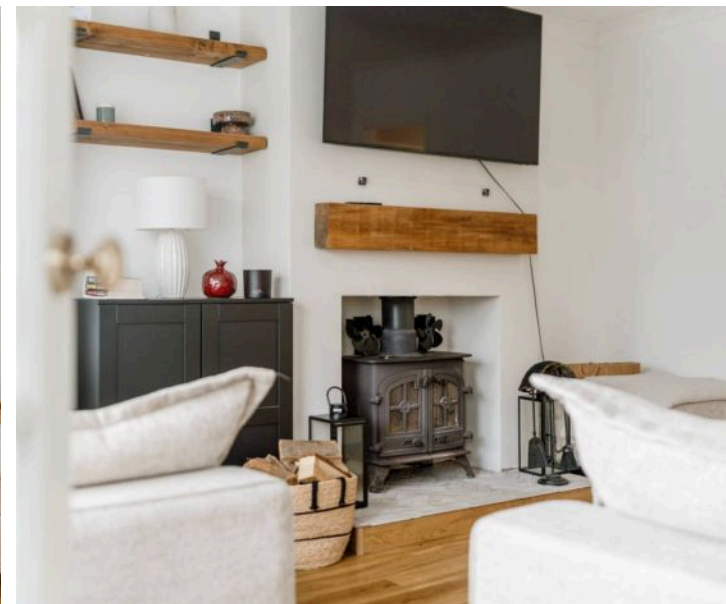
Norwich



Minors & Brady

On one of Thorpe St Andrew's most much-loved streets, this chain-free, three-bedroom semi-detached home offers charm, flexibility, and a bright, sun-soaked garden lifestyle. The living room, centred around a cosy wood-burning stove, flows seamlessly into a spacious kitchen and conservatory, with French doors opening onto the sunny south-facing garden—perfect for relaxing, entertaining, or family fun. A versatile ground floor double bedroom provides flexible space for guests, home working, or multi-generational living, complemented by a stylish family bathroom. Upstairs, two further well-proportioned bedrooms are filled with natural light and offer comfortable, adaptable accommodation. Outside, the generous garden features lawned areas, raised beds, and a shed, while the driveway provides parking for up to three vehicles, with potential to extend (STPP). The location is ideal for families and professionals alike, with excellent local schools, riverside walks, leisure facilities, and easy access into Norwich city centre.

- Chain free, move-in ready three-bedroom semi-detached home
- Versatile layout with a ground floor double bedroom, ideal for guests, home working, or multi-generational living
- Cosy living room with a wood-burning stove, perfect for relaxing in comfort
- Bright kitchen and conservatory flowing effortlessly onto a sunny south-facing garden
- Generous, sun-soaked garden with lawn, raised beds, and shed – perfect for family life or entertaining
- Two further light-filled, well-proportioned bedrooms upstairs
- Large gravelled and paved driveway providing off-road parking for up to three vehicles
- Potential to extend (STPP) and add future value
- Quiet, much-loved street in Thorpe St Andrew





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The Location

Thorpe St. Andrew is a highly desirable suburb located just to the east of Norwich city centre, offering a peaceful residential setting while remaining exceptionally well connected. The area is popular with families and professionals alike and is home to several well-regarded schools, including Thorpe St. Andrew School and Sixth Form, providing excellent educational opportunities.

Residents benefit from a range of everyday amenities close by, with Sainsbury's just a short drive away or even within walking distance for many. For leisure and relaxation, the area is particularly well known for its scenic river walks along the River Yare, ideal for walking, running, or simply enjoying the outdoors. The River Green Pantry is also a short drive away, offering a perfect spot for a light bite to eat or a sweet treat.

Thorpe St. Andrew enjoys excellent transport links, with regular bus services into Norwich city centre and surrounding areas, as well as easy access to the A47 and Northern Distributor Road (NDR) for commuters. The Riverside Retail Park and Riverside Leisure Complex, along with Norwich City Football Club's Carrow Road ground, are also just a short drive away.

Additional local conveniences include Bannatyne Health Club and Spa, Costa Coffee, and a variety of nearby shops and services, making Thorpe St. Andrew an ideal location for those seeking a quieter lifestyle without sacrificing accessibility or amenities.



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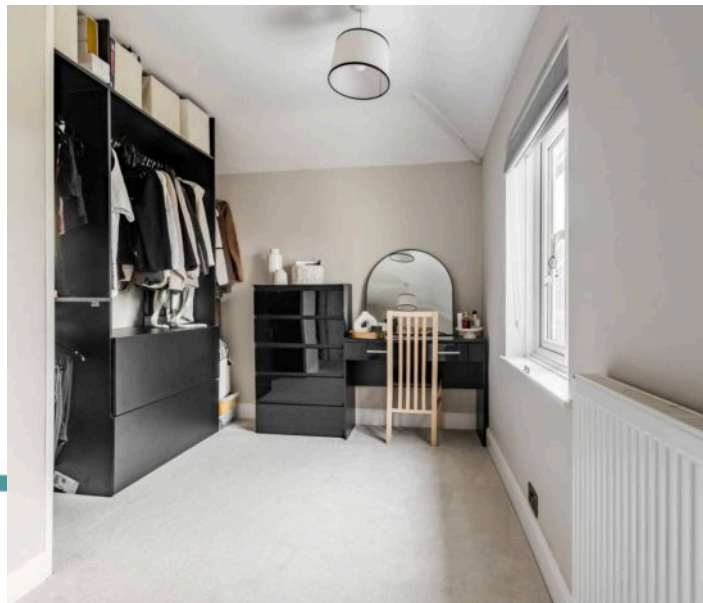
56 Charles Avenue

Charles Avenue, Thorpe St Andrew

Situated within the quiet and highly regarded area of Thorpe St Andrew, this beautifully presented three bedroom semi-detached home is offered in move-in ready condition and provides versatile living space ideal for a wide range of buyers. With a generous south-facing garden, ample parking and further potential to extend (STPP), this is a fantastic opportunity for families, downsizers or those seeking a peaceful yet well-connected location.

The property is approached via a large gravelled and paved driveway providing parking for up to three vehicles, offering excellent practicality for modern living. Upon entering, a welcoming hallway leads through to the main living areas, with stairs rising to the first floor.

The living room is warm and inviting, centred around a wood-burning stove, creating a cosy and relaxing space to unwind. To the rear of the home sits a well-proportioned kitchen/breakfast room, flowing into the conservatory which is currently used as a dining area. With French doors opening directly onto the garden, this space is perfect for everyday family life and entertaining alike.



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One of the standout features of this home is the ground floor double bedroom, offering excellent flexibility. This room is ideal for those requiring ground floor accommodation, multi-generational living, or alternatively could be used as a further reception room, home office or playroom. The ground floor also benefits from a well-presented family bathroom.

Upstairs, there are two further well-proportioned bedrooms, both offering comfortable accommodation and plenty of natural light.

Outside, the property really comes into its own. The large, south-facing rear garden enjoys sunlight throughout the day and sits on a generous plot, making it an excellent size for a growing family. Mainly laid to lawn and fully enclosed, the garden also features raised beds and a useful shed. There is further potential to extend the property, subject to the necessary planning permissions, allowing buyers to add value in the future.

Offered in a quiet residential setting, yet within easy reach of local amenities, schools and transport links, this is a great home that ticks all the boxes. The property is available chain free, making for a smoother and faster purchase.

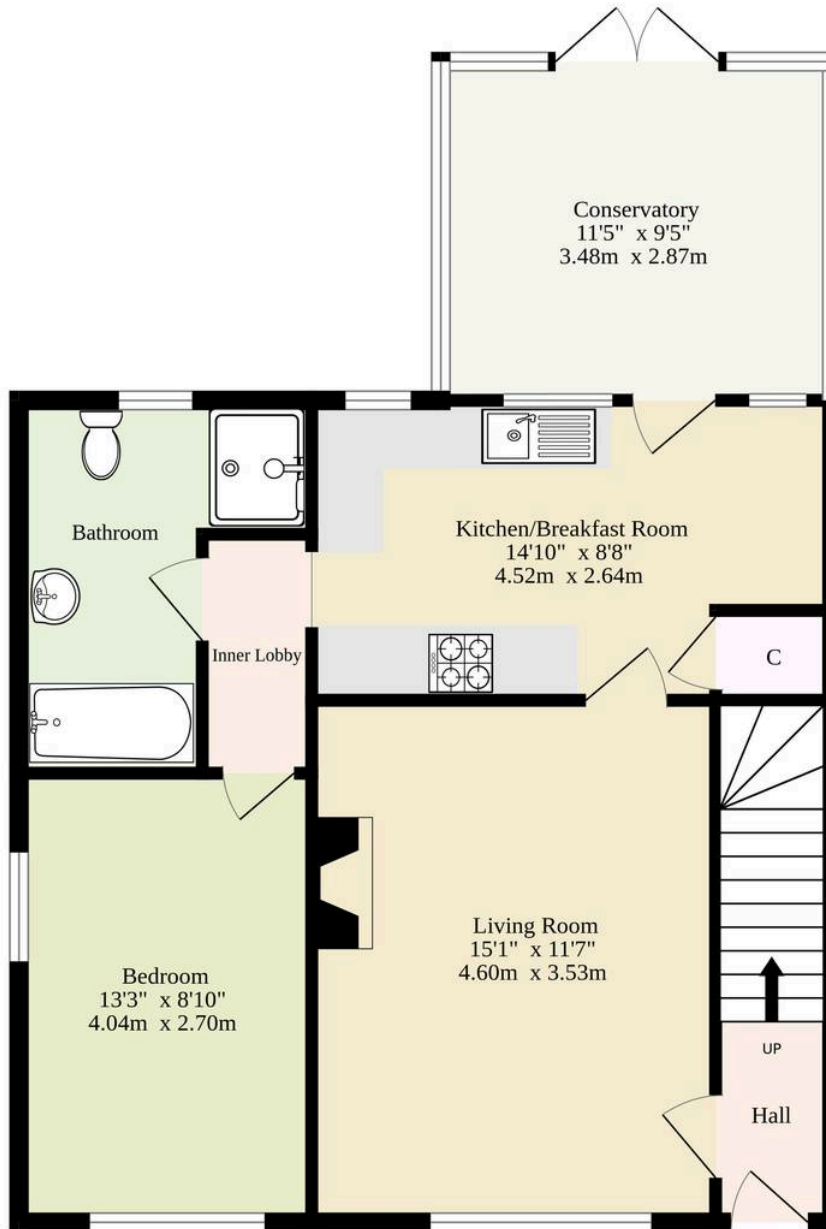
Agents Note

The property is sold as freehold.

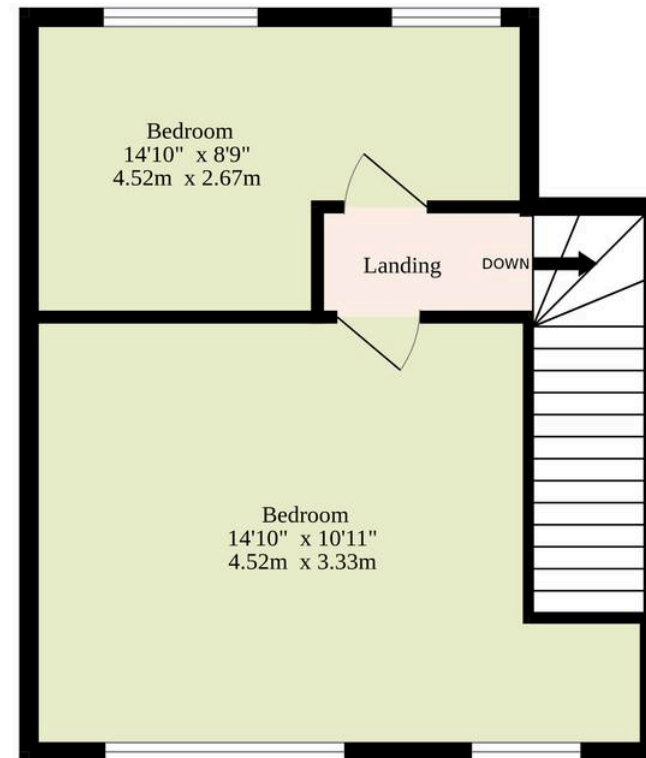
It is connected to mains water, mains electricity, mains gas and mains drainage.



Ground Floor
637 sq.ft. (59.2 sq.m.) approx.



1st Floor
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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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Your home, our market



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