



17 Racecourse Road, Norwich  
Norwich



Minors & Brady

## 17 Racecourse Road

This three-bedroom terrace home is located in the popular area of Thorpe St Andrew. A welcoming entrance hall provides access to the main living areas. The sitting room is filled with natural light through French doors that open onto the garden. The kitchen offers practical cooking space and plenty of under-counter room for appliances. Upstairs, three bedrooms provide comfortable accommodation, complemented by a bathroom and a separate WC. The private garden features a patio for outdoor dining and a lawn for relaxation or play. Move-in ready, the home also offers the option for modernisation to suit personal tastes.

- Three-bedroom terrace home in the sought-after Thorpe St Andrew area
- Welcoming entrance hall providing access to all main living areas
- Bright sitting room with French doors opening onto the garden
- Practical kitchen with plenty of under-counter space for appliances
- Upstairs comprises three comfortable bedrooms
- Bathroom with bath and sink basin, plus separate WC
- Generously sized private garden with lawn and patio area
- Patio ideal for outdoor dining and entertaining
- Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.





M&B

# 17 Racecourse Road

## 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.



## Racecourse Road, Thorpe St Andrew

This three-bedroom terrace home is located in the sought-after area of Thorpe St Andrew. Upon entering, you are greeted by a welcoming entrance hall that provides access to the main living areas.

The sitting room is bright and airy, featuring French doors that open directly onto the garden, bringing in plenty of natural light and creating a seamless indoor-outdoor flow. The adjacent kitchen provides a practical space for everyday cooking and meal preparation, with plenty of under-counter space for appliances.

Upstairs, the property comprises three bedrooms, offering comfortable accommodation for families or professionals. The bathroom includes a bath and a sink basin, while a separate WC is conveniently located next door, maintaining privacy and ease of use.

Outside, the garden is generously sized and offers a good degree of privacy. It features a patio area ideal for outdoor dining or relaxing, alongside a lawn that provides space for gardening or play.

This move-in-ready property is well-suited for those looking for a practical, comfortable home in a desirable location, with good outdoor space and versatile living areas.

### Agents Note

This property will be sold freehold.

Connected to mains water, electricity, drainage and a back boiler.

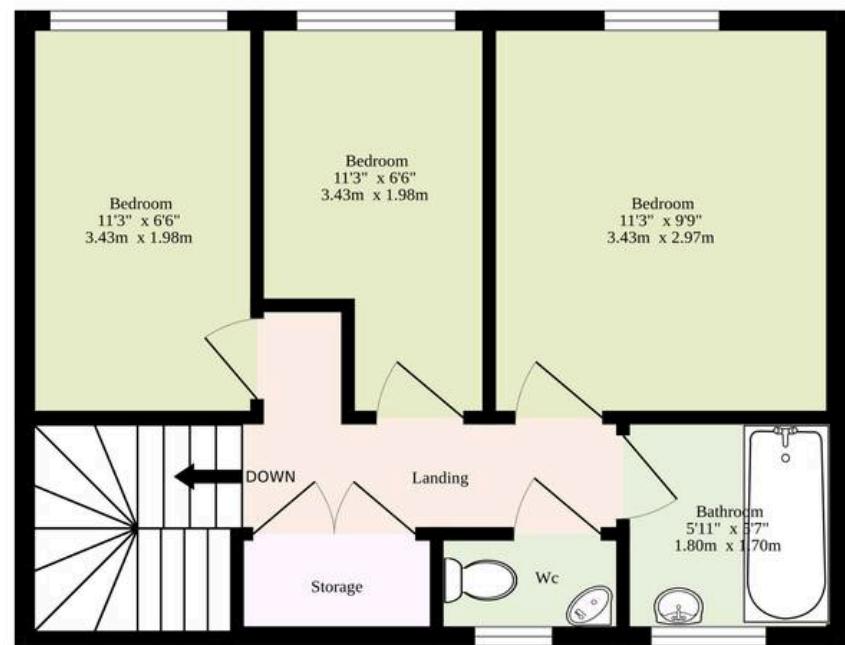
The vendor has advised that there is one parking space to the rear of the property, next to the neighbouring garage. However, this space is not shown on the title plan as part of the property ownership. We therefore advise that prospective purchasers confirm the legal right to use this space prior to proceeding.



**Ground Floor**  
392 sq.ft. (36.4 sq.m.) approx.



**1st Floor**  
336 sq.ft. (31.2 sq.m.) approx.



**TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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