



20 Boundary Lane, Norwich
Norwich



Minors & Brady

20 Boundary Lane

Norwich

Opportunities to combine established gardens, period character and true city convenience are increasingly rare, and this thoughtfully extended Victorian home does so with ease. Occupying a west-facing plot of approximately 0.3 acres (stms), the property offers four to five bedrooms, two bathrooms and an en-suite, alongside generous reception space including a 25ft sitting and dining room opening onto the garden. A kitchen/breakfast room, boot room and utility space support everyday living, while outside a garden room and productive allotment add further flexibility. With garage and parking, solar panels, direct access to the A47 and Northern Distributor Road, and the River Yare and marina within walking distance, the setting is as compelling as the house itself.

Agents Notes

Freehold

Connected to all mains services.

Solar panels owned outright by the current owners, generating an income of approx. £600 p/a.



M&B



M&B

20 Boundary Lane

Norwich

- Detached Victorian home originally built as a two-up, two-down cottage and carefully extended over time, within a substantial city plot of approximately 0.3 acres (stms)
- Excellent city location with easy vehicle access to the A47 and NDR, short walking distance to the River Yare and marina, and close to the scenic Whitlingham Country Park
- Impressive 25ft L-shaped sitting and dining room with bi-fold doors connecting seamlessly to the garden, white American oak flooring and a brick fireplace with wood- and coal-burning stove
- Well-proportioned kitchen and breakfast room with dual-aspect windows, integrated appliances, generous storage and space for informal dining
- Practical boot room and utility area with tiled flooring, ceramic sink and plumbing for laundry appliances, providing functional support for family life
- Four to five bedrooms offering flexible use for family, guests or home working, including a principal bedroom with en-suite shower room
- West-facing gardens featuring formal planting, raised beds, mature trees, seating areas, a stream, pond and flint and brick boundary walls creating a private and structured outdoor space
- Detached garden room offering flexibility as a studio, workspace or leisure space
- Productive allotment with a variety of fruit trees and soft fruit including apricot, apple, pear, plum, raspberry and blackberry
- Garage with power and lighting, off-road parking, and ten solar panels contributing to the property's energy efficiency



20 Boundary Lane

Norwich

Location

Boundary Lane lies on the outer edge of Thorpe St Andrew, a suburban town just east of Norwich city centre, roughly 2 miles (3-4 km) from the heart of the city. This location provides a balance of quiet residential surroundings while remaining very accessible to Norwich's shops, restaurants, and cultural amenities. The area sits near the River Yare, offering scenic riverside walks, and is within easy reach of Whitlingham Country Park, a popular spot for cycling, walking, and water-based recreation.

For drivers, the area benefits from quick connections to the A47 trunk road and the Norwich Northern Distributor Road (NDR/A1270), making travel east or west straightforward. Local streets link to nearby Thorpe St Andrew Marina, where boating and waterside leisure are available. Everyday shopping and services are found along Yarmouth Road and surrounding local streets, with larger supermarkets and city-centre amenities a short drive or bus ride away.

Families in the area have access to several schools, including Hillside Avenue Primary School, Dussindale Primary School, and Thorpe St Andrew School and Sixth Form, all within a mile or so. Public transport is convenient, with bus routes connecting Thorpe St Andrew to Norwich city centre, as well as routes along the river and main roads. Norwich International Airport is approximately 6-7 miles north, making occasional regional flights accessible.

Lifestyle down Boundary Lane is defined by quiet suburban living, proximity to nature, riverside recreation, and good transport links, ideal for people who want space, greenery, and convenience without being far from the city.



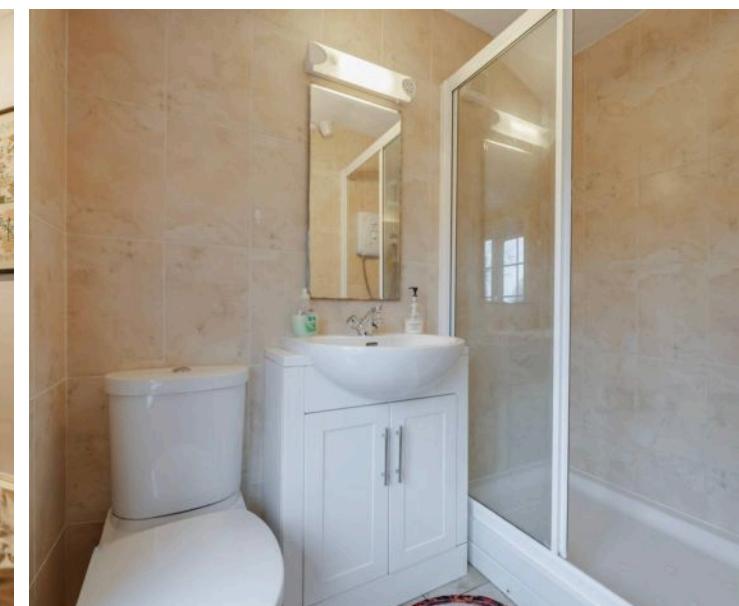
20 Boundary Lane

Norwich

Positioned within a rarely available city location, this distinctive home offers a sense of space and separation that is increasingly hard to find, paired with excellent access to the A47, the Northern Distributor Road and the River Yare and marina, which can be reached on foot. Generous gardens approaching 0.3 acres (*stms*) further enhance the feeling of openness while remaining firmly connected to city life.

The property began life as a Victorian two-up, two-down cottage and has been carefully extended over time to create a substantial and flexible family home. The accommodation has been arranged to allow rooms to flow naturally, with well-considered proportions and a layout that works equally well for everyday living and entertaining.

A practical boot room and utility space forms the entrance to the house, finished with tiled flooring, excellent natural light and fitted with a ceramic sink and plumbing for laundry appliances. From here, the kitchen/breakfast room opens out as a welcoming and functional space, fitted with a wide range of base and eye-level cabinetry offering generous storage. Integrated appliances include an electric oven and hob with extractor, fridge and dishwasher, while a drainer sink sits beneath a window. Dual-aspect glazing brings in light throughout the day, and there is ample room for a breakfast table, making this a space that comfortably supports both busy mornings and relaxed family meals.



M&B

20 Boundary Lane

Norwich

Beyond the kitchen, the scale of the main reception space becomes immediately apparent. The 25ft sitting and dining room has been arranged in an L-shape, allowing it to function as two distinct yet connected areas: a comfortable sitting room centred around a brick fireplace with inset wood and coal-burning stove, and a dining area capable of accommodating a large table for entertaining. White American oak flooring runs throughout, adding warmth and continuity, while two radiators ensure comfort year-round. Bi-fold doors span the rear elevation, opening directly onto the garden and creating a strong connection between the house and the outdoor space during the summer months. Additional windows provide further natural light and views across the garden.

A rear lobby links the reception room to the more adaptable areas of the ground floor, with access to a shower room and a study or fifth bedroom. This versatile room is well suited to home working, guest accommodation or ground-floor living, with dual-aspect windows, oak flooring, its own external door and close proximity to the shower room.

The first floor continues the sense of space, with a generous landing finished with oak flooring and lit by two windows that overlook the garden. Four bedrooms are arranged around this central space, including a principal bedroom with built-in storage and a private en-suite shower room. The remaining bedrooms include vaulted ceilings, exposed beams and full-height storage, offering character alongside practicality. A modern family shower room serves the upper floor, comprising of a quality three-piece suite.



M&B —

20 Boundary Lane

Norwich

Outside, the west-facing gardens are a defining feature of the property. Carefully designed and meticulously maintained, they extend to approximately 0.3 acres (*stms*) and combine formal planting, raised beds, mature trees, seating areas, a water feature and pond, all enclosed by attractive flint and brick walls. A detached garden room provides further flexibility as a studio, workspace or leisure space.

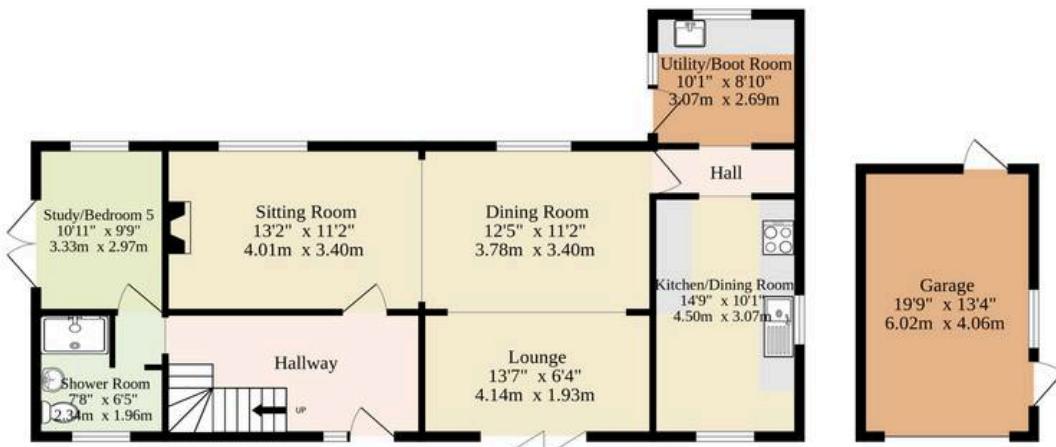
Beyond the main garden, a separate parcel of land has been incorporated as a productive allotment, planted with a variety of fruit trees and soft fruit including apricot, apple, pear, plum, raspberry and blackberry.

The property is completed by a longer-than-average garage with power and lighting, off-road parking and solar panels installed on the garage roof, contributing to the home's energy efficiency.

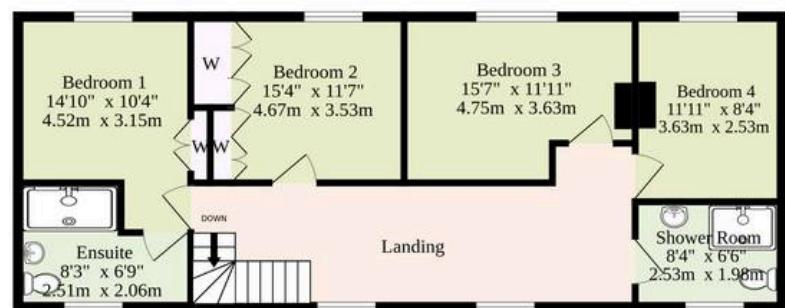
This is a home that offers scale, adaptability and beautifully established outdoor space, combined with a city location that remains practical and well connected, a rare and compelling combination.



Ground Floor
1261 sq.ft. (117.2 sq.m.) approx.



1st Floor
913 sq.ft. (84.8 sq.m.) approx.



Total Sqft Includes The Garage And Garden Room

TOTAL FLOOR AREA : 2174 sq.ft. (202.0 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.

Made with Metropix ©2026

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



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Norfolk Mortgages.

How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk