



32 Plumstead Road, Thorpe End

Norwich



Minors & Brady

In a conservation area where homes rarely change hands, this one stands apart with a quiet confidence and an interior that completely surprises. Fully renovated to an exceptional standard, it offers a seamless, turn-key lifestyle with a clear focus on quality, light, and space. At its heart lies an impressive open-plan living area, where engineered oak flooring and expansive bi-fold doors create a natural flow out to the garden. The sleek, high-spec kitchen is both functional and striking, complemented by a stylish bio-ethanol burner that anchors the space beautifully. Outside, the south-facing garden is a private, sun-filled retreat, complete with a porcelain patio, pergola, and versatile outbuildings including a studio and workshop. Practical upgrades such as a full rewire, a new boiler, and a well-maintained thatched roof add real peace of mind. With generous parking, a prestigious setting, and a strong sense of community, this is a home that delivers far more than first impressions suggest.

- Prestigious conservation area setting with a real sense of privacy and community
- Quietly positioned on a sought-after private approach overlooking protected green space
- Fully renovated throughout to an exceptional, turn-key standard
- Stunning open-plan living space with bi-fold doors creating seamless indoor-outdoor flow
- High-spec contemporary kitchen with integrated appliances and sleek gloss finishes
- Four genuine double bedrooms, including a versatile ground floor suite with dressing area
- Beautifully landscaped, fully south-facing garden—private, sun-drenched and not overlooked
- Impressive external additions including a powered studio, substantial workshop and entertaining spaces
- Extensive carriage-style driveway with EV charging





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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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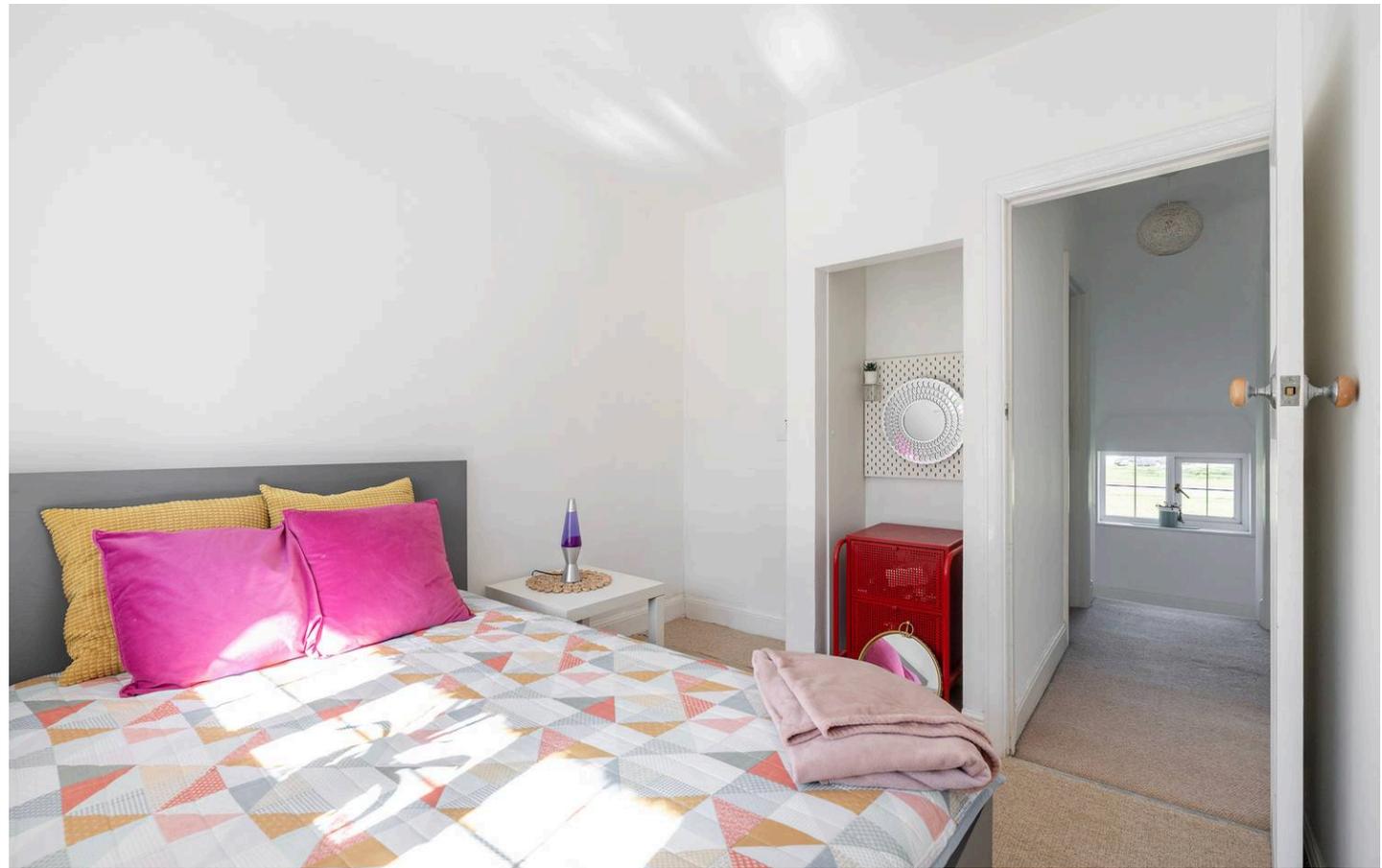
Set within the prestigious Thorpe End conservation area, this remarkable four-bedroom detached home captures the essence of refined village living, where character, privacy, and contemporary design come together effortlessly. Positioned on a sought-after, private approach overlooking protected green space, this is more than just a home, it's a lifestyle defined by exclusivity, and a true sense of community.

From the outset, the property makes a confident statement. The sweeping carriage-style driveway provides extensive parking for six or more vehicles, complete with an EV charging point, while the setting itself immediately sets it apart, peaceful, established, and surrounded by homes of similar calibre.

Inside, the finish is nothing short of exceptional. A welcoming entrance hall with crisp tiled flooring leads you through to the heart of the home, where everyday living and entertaining are elevated to another level. The open-plan living space has been carefully designed to feel both expansive and inviting, with engineered oak flooring underfoot and an abundance of natural light pouring in through bi-fold doors that open seamlessly onto the garden. It's a space that adapts effortlessly, perfect for relaxed family evenings or hosting on a larger scale.

The kitchen is both striking and practical, fitted with sleek, high-end units, integrated appliances including a dishwasher, and a contemporary gloss splashback that ties everything together beautifully.

At the centre of the living space, a bio-ethanol burner creates a warm, ambient focal point, adding a layer of understated luxury.



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The ground floor continues to impress with a generous principal bedroom suite, complete with its own dressing area, ideal for those seeking flexible living arrangements. A stylish shower room and separate utility room add further convenience. Upstairs, three spacious double bedrooms provide comfortable accommodation for family or guests, all served by a modern, well-appointed family bathroom. Step outside and the lifestyle on offer becomes even more compelling. The rear garden enjoys a perfect south-facing orientation, ensuring sunlight throughout the day while remaining wonderfully private and unoverlooked. Thoughtfully landscaped, it offers a blend of open lawn and elegant entertaining spaces, including a porcelain patio and pergola, ideal for summer dining, morning coffee, or simply unwinding in complete seclusion.

External lighting and power points enhance both atmosphere and practicality.

Beyond the main garden, the property continues to deliver. A substantial workshop with power offers excellent storage or hobby space, while the detached external studio—complete with bi-fold doors, electricity, and its own fuel supply, opens up endless possibilities.



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Whether used as a home office, gym, or creative retreat, it's a valuable extension of the living space.

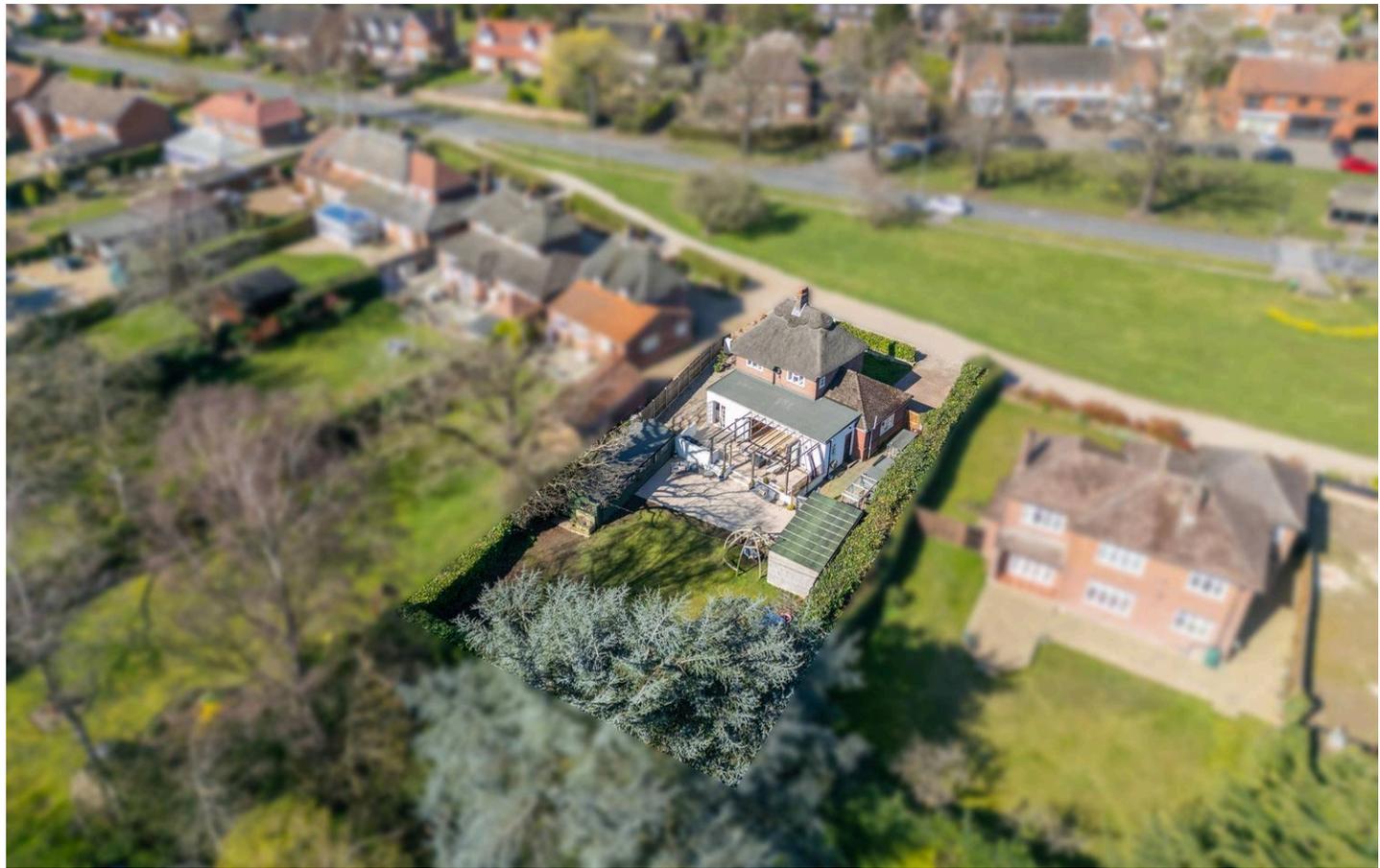
Behind the scenes, the home has been upgraded with care and foresight. A full rewire and new boiler in 2022 provide modern efficiency and reassurance. The charming thatched roof, re-done around 2010, remains in excellent condition as confirmed by a recent report, with only the ridge expected to require attention in the next 15–20 years—ensuring both character and longevity.

Homes of this calibre, in such a protected and desirable setting, rarely become available. Combining contemporary luxury with the charm of a conservation area setting, this is a property that offers not just a place to live, but a way of life, peaceful, stylish, and effortlessly connected to its surroundings.

Agents Note

This property will be sold freehold & connected to mains water, electricity, gas and drainage.

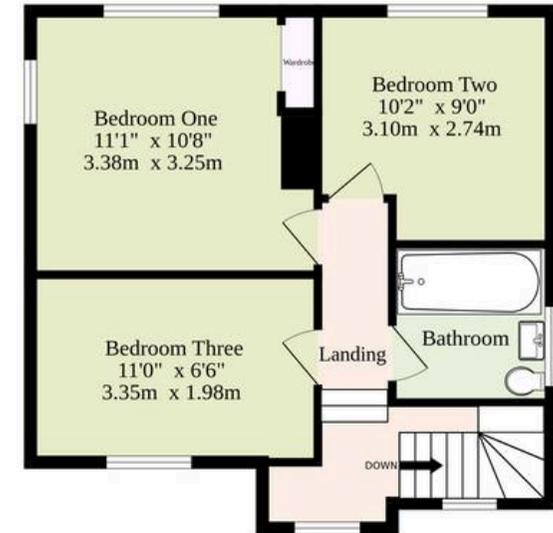
Please note the property is located within a conservation area.



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Ground Floor
1134 sq.ft. (105.4 sq.m.) approx.

1st Floor
367 sq.ft. (34.1 sq.m.) approx.



Including Studio

TOTAL FLOOR AREA : 1501 sq.ft. (139.4 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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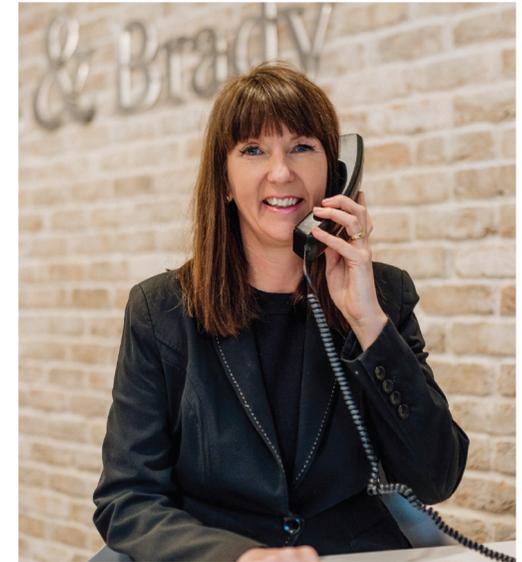
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