



11 Oak Avenue, Norwich

Norwich



Minors & Brady

A stunning fully renovated bungalow showcasing a spectacular open-plan extension, stylish interiors and a private west-facing garden. Offering three ground-floor bedrooms, a contemporary family bathroom and a versatile first-floor dormer room, the property provides flexible accommodation for a variety of lifestyles. The heart of the home is the impressive open-plan kitchen, dining and living space, flooded with natural light from skylights, bi-fold doors and French doors. A beautifully appointed Wren kitchen with a large central island and integrated appliances creates the perfect setting for both everyday living and entertaining. Outside, the non-overlooked rear garden enjoys a sunny westerly aspect and features a porcelain patio ideal for relaxing and outdoor dining. Completed to an exceptional standard throughout, with a full rewire, new heating upgrades, EV charger and fully rendered exterior, this is a true turnkey home in sought-after Thorpe St Andrew.

- Fully renovated semi-detached bungalow finished to an exceptional standard throughout
- Stunning open-plan kitchen, dining and living space
- High-specification Wren kitchen featuring a large island, integrated appliances and induction hob with built-in extraction
- Three well-proportioned ground-floor bedrooms offering flexible and versatile accommodation
- Stylish contemporary family bathroom with quality fixtures
- Versatile first-floor dormer room with adjoining storage area, ideal for a home office, hobbies room or additional living space
- Bi-fold doors, French doors and skylights flooding the extension with natural light throughout the day
- Private, non-overlooked west-facing rear garden with a porcelain patio perfect for outdoor dining and entertaining
- Fully rendered exterior, stoned driveway, EV charging point, full rewire and new consumer unit providing complete peace of mind





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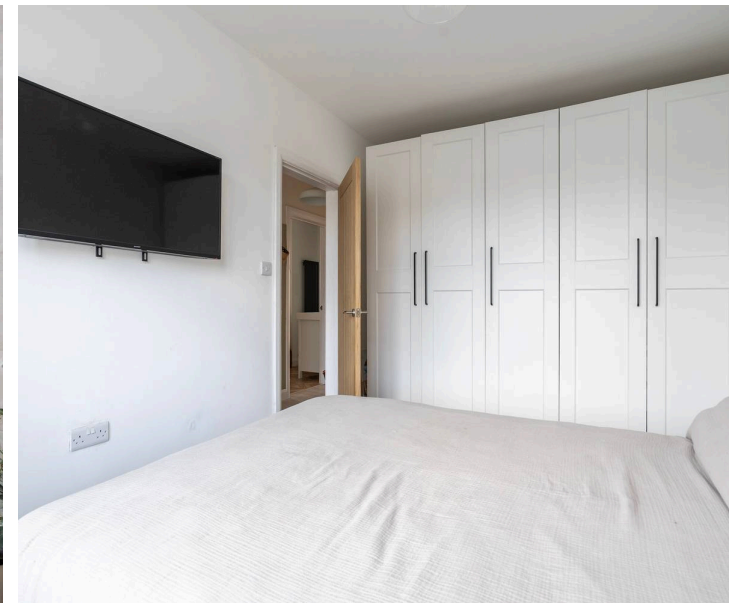
## The Location

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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## Oak Avenue, Thorpe St. Andrew

Having undergone a comprehensive renovation and significant enhancement programme, this exceptional semi-detached bungalow offers stylish contemporary living throughout, combining high-quality finishes with thoughtfully designed spaces that perfectly suit modern lifestyles.

Occupying a desirable position within ever-popular Thorpe St Andrew, the property has been transformed both inside and out to create a home that is ready to move straight into and enjoy from day one.

The attractive exterior immediately sets the tone, with a fully rendered façade providing a smart contemporary appearance, complemented by a stoned driveway offering off-road parking. Practical additions include an EV charging point, while extensive improvements such as a full rewire, new consumer unit and replacement radiators throughout provide valuable peace of mind for prospective purchasers.

Upon entering, a welcoming entrance hall provides access to three well-proportioned ground-floor bedrooms and the principal living accommodation. The flexible layout lends itself perfectly to a variety of lifestyles, whether accommodating families, those seeking single-storey living or buyers requiring dedicated workspace from home.



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The contemporary family bathroom has been finished to an excellent standard, featuring stylish fittings, extensive tiling and spotlighting that contributes to its sleek and modern feel.

Undoubtedly the centrepiece of the home is the stunning rear extension, which has created an impressive open-plan kitchen, dining and living space designed around entertaining and everyday family life. Flooded with natural light from large skylights, bi-fold doors to the rear and French doors to the side, the room enjoys a bright and uplifting atmosphere throughout the day.

seamless connection to the garden further enhances the feeling of space, allowing indoor and outdoor living to blend effortlessly during the warmer months.

The beautifully appointed Wren kitchen combines timeless neutral cabinetry with a vibrant splashback that injects colour and personality while perfectly complementing the overall design. A substantial central island with seating naturally becomes the social hub of the room, ideal for casual dining, entertaining guests or enjoying family life. Integrated appliances include double ovens, a dishwasher, fridge freezer and an induction hob with built-in extraction, creating a space that is equally practical and stylish.

Pendant lighting above the island provides an elegant finishing touch and helps create a wonderful ambience during the evenings. Further enhancing the extension is wet underfloor heating, delivering efficient warmth and comfort while preserving the clean lines and open feel of the space.



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Throughout the bungalow, attention to detail is evident. Neutral décor provides a versatile backdrop ready for a new owner's personal touch, while quality internal wooden doors with chrome fixtures add a consistent sense of style and refinement.

A staircase rises to the first floor where a useful dormer attic room offers further versatility. Filled with natural light from the dormer window, this adaptable space could serve a variety of purposes including a home office, hobby room, occasional guest accommodation or a peaceful retreat away from the main living areas. An adjoining storage room further enhances the practicality of this upper-level space.

Outside, the rear garden enjoys a desirable westerly aspect, making the most of afternoon and evening sunshine. Importantly, the garden is not directly overlooked, creating a wonderfully private setting in which to relax and unwind.

A contemporary porcelain patio extends from the rear of the property, providing the perfect space for outdoor dining and entertaining, while the remainder of the garden offers an attractive and peaceful environment to enjoy throughout the seasons.

Combining three ground-floor bedrooms, a stylish family bathroom, a versatile first-floor dormer room and a spectacular open-plan extension, this beautifully renovated bungalow presents a rare opportunity to acquire a turnkey home in one of Norwich's most sought-after suburban locations.

## Agents Note

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



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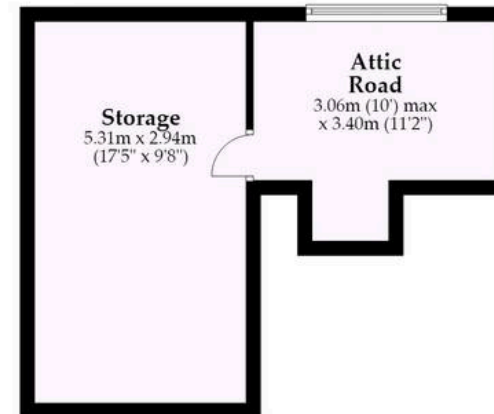
### Ground Floor

Approx. 90.8 sq. metres (977.3 sq. feet)  
(excluding Utility)



### First Floor

Approx. 24.3 sq. metres (261.1 sq. feet)



Total area: approx. 115.0 sq. metres (1238.4 sq. feet)



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.

Plan produced using PlanUp.

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