



Flat 7, Thorpe Hamlet Lodge, 11 Thorpe Road

Norwich



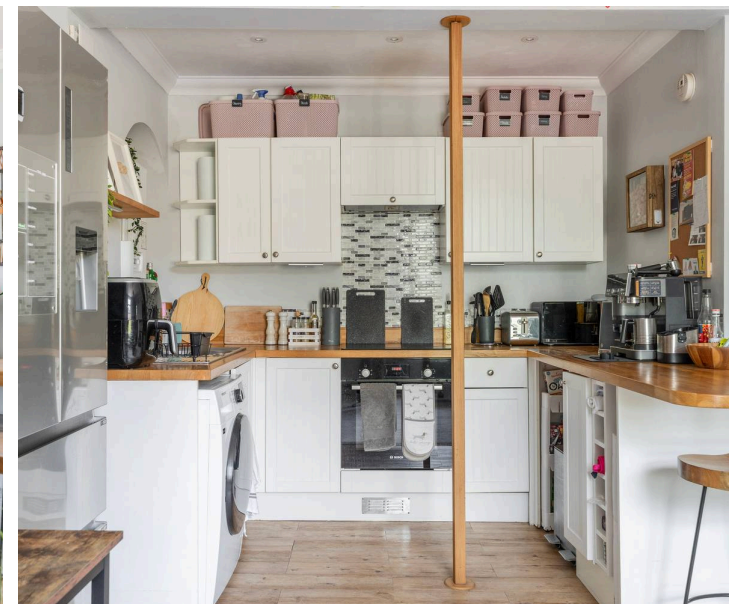
Minors & Brady

## Flat 7

Thorpe Hamlet Lodge, Norwich

Offered to the market chain-free, this impressive first-floor apartment occupies a sought-after position within the attractive period conversion of Thorpe Hamlet Lodge on Thorpe Road.

Combining character with contemporary comfort, the property offers generous living space, two double bedrooms, a private roof terrace and allocated parking, all within walking distance of Norwich Train Station, the Riverside leisure district and the city centre. Whether you're searching for a stylish home, a convenient city base or an investment opportunity, this apartment presents an exceptional package in one of Norwich's most desirable locations.



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# Flat 7

Thorpe Hamlet Lodge, Norwich

- Guide price: £210,000 - £220,000
- Chain free spacious first floor apartment set within an attractive period building on sought after Thorpe Road, just moments from Norwich Train Station
- Generous open plan lounge, dining and kitchen area, creating an ideal space for everyday living and entertaining
- Fitted kitchen with solid wood worktops, integrated Bosch oven, induction hob and space for additional appliances
- Two well proportioned double bedrooms, including a principal bedroom with ensuite shower room
- Impressive private roof terrace offering an excellent space for outdoor seating, alfresco dining and elevated views
- Well appointed family bathroom, complementing the ensuite and providing added practicality
- Secure communal entrance with intercom entry system for added convenience and peace of mind
- One allocated off road parking space within the residents' car park
- Within walking distance of Norwich city centre, Norwich Train Station, the Riverside leisure district, local amenities and excellent transport links

Council Tax band: B

Tenure: Leasehold



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Thorpe Hamlet Lodge, Norwich

## Location

Situated in the highly convenient Thorpe Hamlet area, Thorpe Road enjoys a prime location just east of Norwich city centre.

A wide range of amenities are within easy reach, including supermarkets, independent cafés, restaurants, healthcare facilities, and leisure options, while the city centre offers an extensive choice of shopping, entertainment, and cultural attractions. Norwich Railway Station is just a short walk away, providing direct services to London, Cambridge, and other major destinations, making the location particularly convenient for commuters.

The nearby Riverside development offers a cinema, gym, restaurants, and additional retail facilities, while the River Wensum provides pleasant walking routes through the city. Excellent road links also offer straightforward access to the A47 and surrounding areas. Combining city convenience with excellent transport connections and nearby green spaces, this is an exceptionally well placed location for enjoying everything Norwich has to offer.

## Thorpe Road

Accessed via a secure communal entrance with an intercom entry system, the apartment opens into a welcoming private entrance hall that provides access to all principal rooms.



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Thorpe Hamlet Lodge, Norwich

At the heart of the home is the spacious open plan lounge, dining and kitchen area, an impressive living space filled with natural light from the secondary glazed sash window. Offering ample room for both relaxing and entertaining, the kitchen is fitted with a range of wall and base units complemented by solid wood work surfaces, an integrated Bosch induction hob, Bosch oven and grill, together with space for a washing machine, dishwasher and fridge freezer, creating a practical yet stylish setting for everyday living.

The apartment features two well proportioned double bedrooms. The generous principal bedroom benefits from a built in wardrobe, a modern ensuite shower room with rainfall shower and French doors opening directly onto the standout private roof terrace. This fantastic outdoor space provides ample room for seating and al fresco dining while enjoying elevated views across the surrounding area. The second double bedroom is equally versatile and is served by the well appointed family bathroom, fitted with a bath, wash basin and WC.

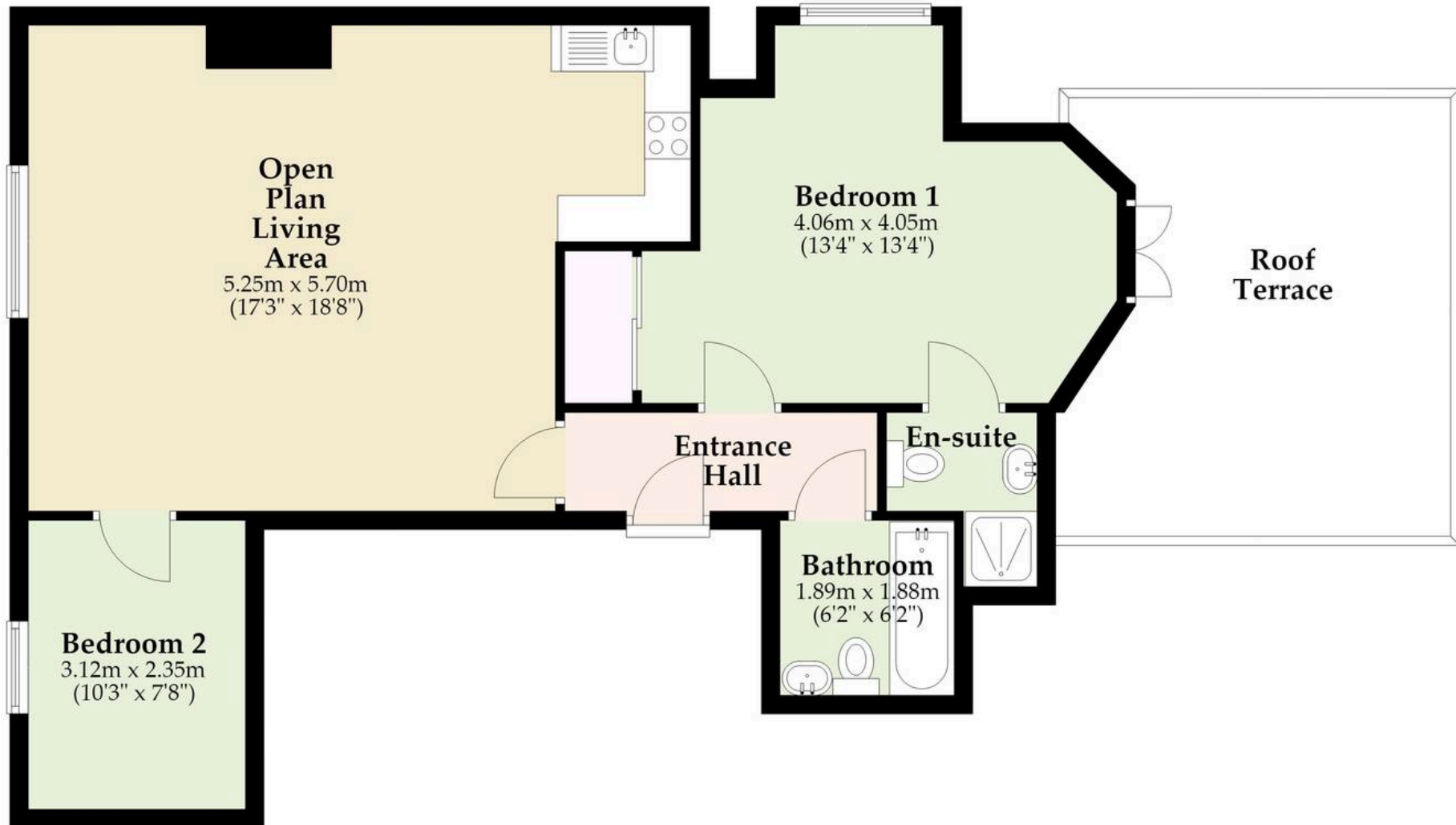
Further benefits include gas central heating, secondary double glazing and one allocated off road parking space within the residents' car park. Ideally positioned within walking distance of Norwich Train Station, the Riverside leisure district, Norwich city centre and a wide selection of cafés, restaurants, shops and everyday amenities, this chain free apartment offers an outstanding opportunity to enjoy convenient city living in a characterful and highly regarded setting.



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## First Floor

Approx. 68.9 sq. metres (741.6 sq. feet)  
(excluding Roof Terrace)



Total area: approx. 68.9 sq. metres (741.6 sq. feet)

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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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