



9 Chapel Lane, Norwich

Norwich



Minors & Brady

This charming Victorian end-terrace cottage is tucked away on a quiet, private lane just moments from the scenic River Green, offering a tranquil yet convenient Norwich location. Brimming with period character, the home features original sash windows and a striking cast-iron fireplace that blend with modern comforts. The spacious L-shaped kitchen and breakfast room provides versatile living space, complete with clever storage and direct access to a private courtyard. Two generous double bedrooms upstairs enjoy built-in wardrobes and bright, light-filled interiors. A bathroom with a timber-panelled bath adds both practicality and charm. Outside, a raised terraced garden and two brick-built outbuildings, including a plumbed laundry space, provide functional and flexible spaces for everyday living. Gas central heating ensures year-round comfort, complementing the cottage's period features. Perfectly positioned for riverside walks, local pubs, and transport links, this home offers a rare combination of character, convenience, and a truly desirable setting.

- Charming Victorian end-terrace cottage in a highly sought-after River Green location
- Tucked away on a quiet, private lane, offering peace and privacy
- Original sash windows throughout, flooding rooms with natural light
- Cosy lounge with a feature cast-iron fireplace and internet/TV point
- Spacious L-shaped kitchen/breakfast room with integrated appliances and pantry
- Two generous double bedrooms with built-in wardrobes
- Well-appointed family bathroom with timber-panelled bath and overhead shower
- Private courtyard with two brick-built outbuildings, including a plumbed laundry space
- Raised terraced garden, ideal for summer evenings, gardening, or entertaining
- Gas central heating and a wealth of period features, combining character with modern comfort





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The Location

Thorpe St Andrew is a highly sought-after area located just a few minutes east of Norwich. Perfect for those who enjoy a relaxed lifestyle without sacrificing access to amenities, the area is known for its scenic walks along the River Yare, where you can take in the water views, enjoy peaceful nature trails, or simply stroll down to feed the ducks at the local riverbank, just a short walk away.

The property is well positioned for everyday convenience, with a range of local shops, independent businesses and cafés nearby. A favourite among locals, The River Green Pantry is just a short walk away and offers delicious sweet treats, light lunches and freshly made food for dine-in or takeaway. For larger shops, Sainsbury's is easily accessible, making weekly food shopping straightforward.

Commuters and travellers will appreciate the excellent transport links, with easy access to the A47, providing direct routes to Great Yarmouth, the Norfolk Broads, and beyond. Norwich city centre and Riverside Retail Park are just a short drive away, offering an array of high street shops, restaurants, supermarkets, gyms and leisure facilities, including a cinema and bowling. The Norwich train station is also just a short drive, providing direct rail links to London Liverpool Street, Cambridge, and other key destinations.

Families are particularly drawn to Thorpe St Andrew for its strong selection of well-regarded schools, both primary and secondary. The area also offers a welcoming community feel, with plenty of green spaces, parks, and play areas nearby.

For those who enjoy eating out, there are several pubs and restaurants within walking distance. The Rushcutters Arms, a popular riverside pub, offers classic British dishes and locally sourced food in a beautiful waterside setting—perfect for evening drinks.

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Chapel Lane, Thorpe St Andrew

Placed along a quiet, private lane just moments from the picturesque River Green, this delightful Victorian end-terrace cottage offers a unique combination of period character and modern practicality. Exuding charm and warmth, the property is perfectly positioned in one of Norwich's most desirable locations, providing easy access to riverside walks, local pubs, and excellent transport links.

Ideal for first-time buyers, downsizers, or anyone seeking a home full of character, this two-bedroom cottage is a true gem.

Step inside to a welcoming lounge, featuring an original cast-iron fireplace and a large sash window that floods the room with natural light. The lounge offers a cozy yet versatile space for relaxing or entertaining, with a radiator and provision for both internet and TV connectivity.

The heart of the home is a spacious L-shaped kitchen and breakfast room, thoughtfully designed to combine style and functionality. Fitted with a range of wall and base units topped with work surfaces, it includes an integrated hob, oven, dishwasher, and fridge, as well as a convenient pantry cupboard and additional storage. A sash window illuminates the space, while a rear door provides direct access to the private courtyard, making it ideal for indoor-outdoor living.



Upstairs, the property continues to impress with two generously proportioned double bedrooms, each benefiting from original sash windows and built-in wardrobes. The family bathroom is well-appointed, featuring a timber-panelled bath with an overhead shower, a low-level WC, hand wash basin, radiator, and a frosted window for privacy.

Externally, the cottage boasts a private courtyard with two brick-built outbuildings, one plumbed for laundry and the other suitable as a cycle store, providing practical storage solutions. Beyond the courtyard, a raised terraced garden offers a perfect setting for summer evenings, gardening, or simply enjoying the peaceful surroundings.

Additional benefits include gas central heating throughout and a wealth of period features that enhance the character of this charming Victorian home. With its enviable riverside location and well-planned accommodation, this property represents a rare opportunity to secure a quintessential Norwich cottage in a highly sought-after area.

Agents Note

- Property sold freehold
- Private road
- Connected to all mains services
- Located within a conservation area



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Ground Floor
479 sq.ft. (44.5 sq.m.) approx.

1st Floor
329 sq.ft. (30.6 sq.m.) approx.



Including Outbuildings

TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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Dreaming of this home?

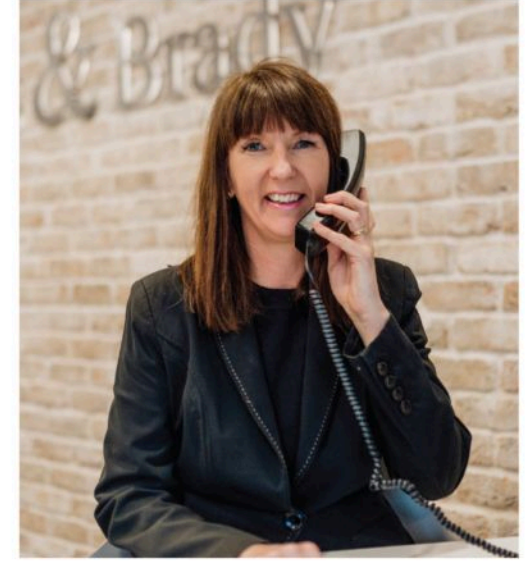
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