



43 Broadland Drive, Thorpe End

Minors & Brady



# 43 Broadland Drive

## Thorpe End, Norwich

A striking executive family home offering generous living space, superb versatility and an exceptional standard of presentation throughout. Set within the highly desirable village of Thorpe End, this substantial detached residence boasts four well-proportioned bedrooms, multiple reception rooms and beautifully landscaped gardens. The heart of the home is a bespoke kitchen/breakfast room, complemented by a spacious sitting room, formal dining room and versatile conservatory. A luxurious principal suite with dressing area and en-suite adds to the property's family appeal, while a study, utility room and cloakroom provide excellent practicality. Further benefits include a large double garage, ample driveway parking and a wonderful outdoor space perfect for relaxing and entertaining.

- Substantial detached executive home within the sought-after village of Thorpe End
- Four well-proportioned bedrooms including a principal suite with dressing room
- Bespoke handcrafted kitchen/breakfast room with excellent storage and workspace
- Spacious sitting room centred around an attractive feature fireplace
- Separate dining room ideal for entertaining and family gatherings
- Versatile conservatory enjoying pleasant views across the landscaped garden
- Dedicated study making an ideal home office or hobby space
- Practical utility room and ground floor cloakroom for added convenience
- Beautifully landscaped rear garden with patios, pergolas and mature planting
- Double garage and ample driveway parking





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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.



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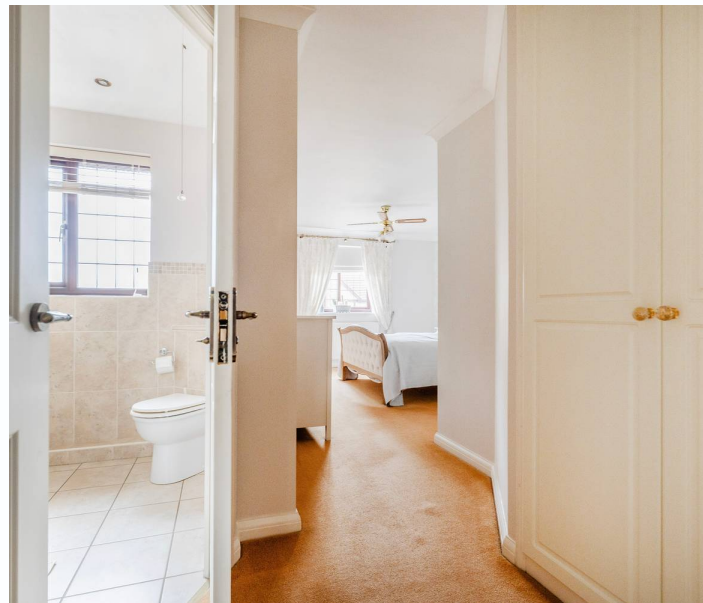
Thorpe End, Norwich

### Broadland Drive, Thorpe End

Occupying a desirable position within the highly regarded village of Thorpe End, this substantial detached family home offers an exceptional combination of space, quality and practicality. Beautifully maintained and enhanced over time, the property provides versatile accommodation perfectly suited to modern family living, whilst being presented in excellent order throughout. With four bedrooms, multiple reception spaces, a double garage and landscaped gardens, this is a home designed to accommodate everyday life with ease.

Upon entering, a welcoming entrance hall provides access to the principal accommodation, immediately showcasing the generous proportions and quality finishes found throughout the property. The spacious sitting room serves as an inviting space for relaxation, centred around an attractive fireplace that creates a natural focal point for the room. French doors provide connectivity to the adjoining dining room, allowing the layout to flow effortlessly for both family gatherings and entertaining.

The dining room offers a wonderful setting for formal meals and special occasions, whilst also enjoying direct access to the garden, creating an excellent indoor-outdoor relationship during the warmer months. Equally impressive is the kitchen/breakfast room, fitted with a bespoke kitchen that combines practicality with timeless style. Providing an extensive range of storage, ample preparation space and room for family dining, this room forms the true heart of the home and is perfectly suited to modern lifestyles.



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Further enhancing the ground floor is a dedicated study, ideal for those working from home or requiring a quiet retreat, alongside a practical utility room and cloakroom, both adding convenience to everyday living. A spacious conservatory provides an additional reception area, enjoying pleasant garden views and creating a versatile space that can be enjoyed throughout much of the year.

The first floor continues the theme of generous accommodation. The principal bedroom is particularly impressive, benefiting from its own dressing area and en-suite shower room, creating a comfortable and private sanctuary. Three further bedrooms provide excellent flexibility for families, guests or home working requirements and are served by a well-appointed family bathroom complete with both bath and separate shower facilities.

Outside, the property enjoys equally attractive surroundings. The rear garden has been thoughtfully landscaped to provide a private and enjoyable outdoor environment, featuring lawned sections, established planting, patio seating areas and attractive pergola-covered spaces ideal for outdoor dining and entertaining. A variety of mature shrubs, trees and planting contribute to the garden's established feel and seasonal interest.

To the front, ample driveway parking is available and is complemented by a substantial double garage, providing excellent storage, workshop potential or secure parking.



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Total area: approx. 185.2 sq. metres (1994.0 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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