



3 Green Lane North, Thorpe End

Minors & Brady

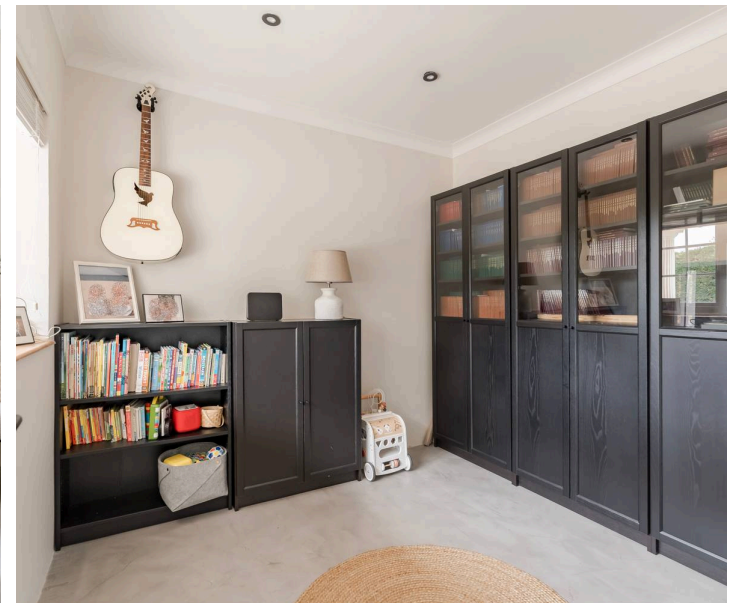


3 Green Lane North

Thorpe End, Norwich

An exceptional family home where generous proportions, beautifully considered interiors and an outstanding garden plot combine to create something truly special. Positioned within the sought-after village setting of Thorpe End, Lion House offers over 2,250 sq. ft. of versatile accommodation, perfectly suited to modern family living. The property balances elegant design with practicality, showcasing stunning reception spaces, a striking contemporary kitchen, four double bedrooms and flexible ground floor accommodation. Outside, the beautifully maintained gardens provide a wonderful extension of the home, featuring expansive lawns, a large entertaining terrace and a high degree of privacy. Complemented by extensive parking, a double garage, solar technology and excellent access to Norwich, the NDR and surrounding Broadland villages, this is a home that delivers on both lifestyle and location.

- Detached residence occupying a substantial and beautifully maintained plot within the highly sought-after village setting of Thorpe End
- Distinctive in-and-out driveway framed by signature lion-topped entrance pillars, providing a memorable arrival experience alongside extensive off-road parking
- Over 2,250 sq. ft. of versatile accommodation, thoughtfully designed to accommodate modern family living, entertaining and multigenerational requirements
- Stunning contemporary kitchen featuring bold charcoal cabinetry, oak-effect worktops, industrial-inspired styling and an abundance of natural light
- Impressive sitting room centred around a charming log-burning stove, creating a welcoming focal point and a wonderful space for relaxing throughout the year





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The Location

Set within the peaceful and highly regarded village setting of Thorpe End, Lion House enjoys a truly enviable position that combines the tranquillity of rural living with exceptional connectivity. Surrounded by mature trees, open green spaces and attractive residential lanes, the property benefits from an almost countryside feel, yet remains just a short drive from Norwich city centre and a wealth of everyday amenities.

One of the area's greatest attractions is its outstanding accessibility. The nearby Northern Distributor Road (NDR) provides swift links across the county, connecting easily to Norwich Airport, the A47, Broadland Business Park and surrounding market towns. Neighbouring locations such as Rackheath, Sprowston, Thorpe St Andrew and Blofield are all within easy reach, offering an excellent range of supermarkets, independent shops, schools, healthcare facilities and leisure amenities.

Thorpe End itself is widely regarded as one of Norwich's most desirable residential settings, known for its conservation area status, village atmosphere and abundance of natural surroundings. Residents enjoy access to a variety of woodland walks, countryside footpaths and quiet lanes, creating exceptional opportunities for walking, running, cycling and enjoying the outdoors right from the doorstep.

Despite its peaceful character, the property is never far from convenience. The nearby Dussindale and Thorpe St Andrew areas provide supermarkets, cafés, restaurants, pharmacies and everyday services, while Norwich city centre offers extensive shopping, dining and cultural attractions just a short journey away.



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Lion House: Refined Interiors, Expansive Gardens and Effortless Family Living

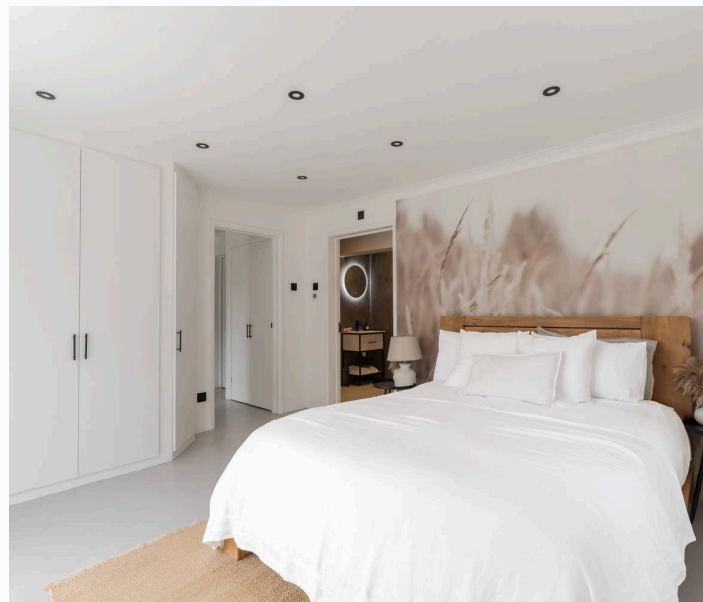
Approached via a carriage driveway, Lion House makes an unforgettable first impression. Framed by its signature lion-topped entrance pillars, from which the property takes its name, the sweeping driveway allows vehicles to enter from one side and exit from the other, providing both practicality and an undeniable sense of arrival.

The attractive red-brick façade sits proudly within its generous plot, complemented by extensive parking, a double garage and beautifully maintained grounds, immediately setting the tone for the quality found throughout.

Elegantly Designed for Modern Living

Stepping inside, it becomes evident that this is a home where every detail has been carefully considered. A calming palette of soft whites, warm creams, muted greens and natural textures creates a sophisticated backdrop, while subtle black accents and quality finishes add depth and character. The result is a home that feels luxurious yet effortlessly comfortable, with a timeless interior design that will remain stylish for years to come.

At the heart of the home sits an impressive sitting room, flooded with natural light and centred around a charming log-burning stove, creating a warm focal point throughout the seasons.



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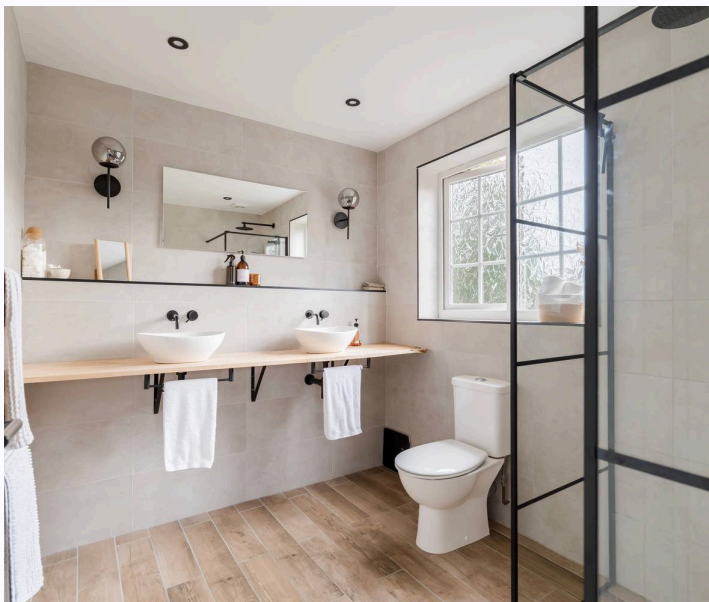
Adjoining this space, the dining room has been thoughtfully designed for both everyday family life and entertaining, complete with a practical worktop and sink area that lends itself perfectly to preparing evening drinks, serving guests or hosting special occasions. The layout flows naturally between rooms, creating an inviting atmosphere for social gatherings.

The kitchen is undoubtedly one of the property's standout features. Combining industrial-inspired styling with warm contemporary finishes, the space showcases bold charcoal cabinetry, light oak-effect worktops, black fixtures and soft concrete-effect tones. Large windows flood the room with natural light, balancing the darker palette beautifully and creating a kitchen that is as practical as it is striking.

Flexible Accommodation for Growing Families

One of Lion House's greatest strengths is its versatility. The ground floor bedroom suite provides exceptional flexibility, complete with its own en-suite shower room and a peaceful, beautifully presented interior. Whether utilised as guest accommodation, a principal bedroom, multigenerational living space or accommodation for a dependant relative, it offers options rarely found within family homes.

A further reception room enhances this flexibility and can easily adapt to changing needs, whether as a home office, playroom, snug, gym or hobby room.



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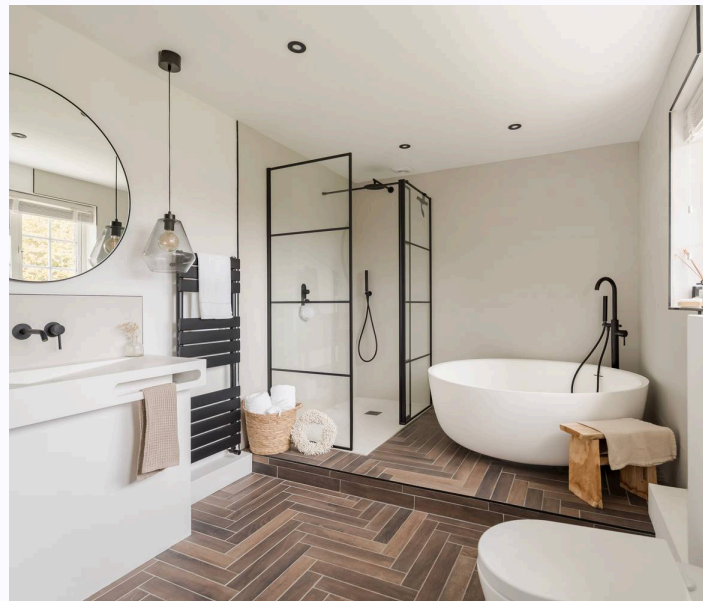
The first floor continues the home's impressive sense of space, offering three further double bedrooms, including a superb principal suite with a dressing area, fitted wardrobes and an en-suite shower room. Each room has been thoughtfully presented, creating bright, restful spaces that combine practicality with style.

Completing the accommodation is a beautiful family bathroom, designed very much with a spa-like feel in mind. Featuring a freestanding bath, matt black fittings, elegant shower screening and a wall-hung vanity, the space embraces contemporary minimalist design whilst introducing warmth through textured herringbone-style flooring and soft neutral tones.

Exceptional Gardens and Outdoor Living

The outdoor space is every bit as impressive as the accommodation itself. Occupying a substantial plot, the gardens have been meticulously maintained and are enclosed by mature boundaries, creating a private and peaceful setting.

Expansive areas of manicured lawn provide plenty of space for children, pets and family activities, whilst the generous paved terrace offers the ideal setting for outdoor dining, entertaining guests or simply relaxing and enjoying the surroundings. The balance between lawn and patio has been exceptionally well considered, resulting in a garden that is both practical and visually appealing throughout the seasons.



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Further enhancing the property's credentials are the solar panels and solar water heating system, helping to improve energy efficiency while reducing day-to-day running costs.

Combining over 2,250 sq. ft. of beautifully presented accommodation, exceptional versatility, stunning interiors and a substantial private plot, Lion House represents a rare opportunity to acquire a truly distinguished family home within one of Thorpe End's most sought-after locations.

Efficiency and Sustainability

Alongside its style and practicality, Lion House also benefits from modern energy-saving features, including solar panels and a solar water heating system, contributing towards enhanced efficiency and reduced running costs.

Agent's Note

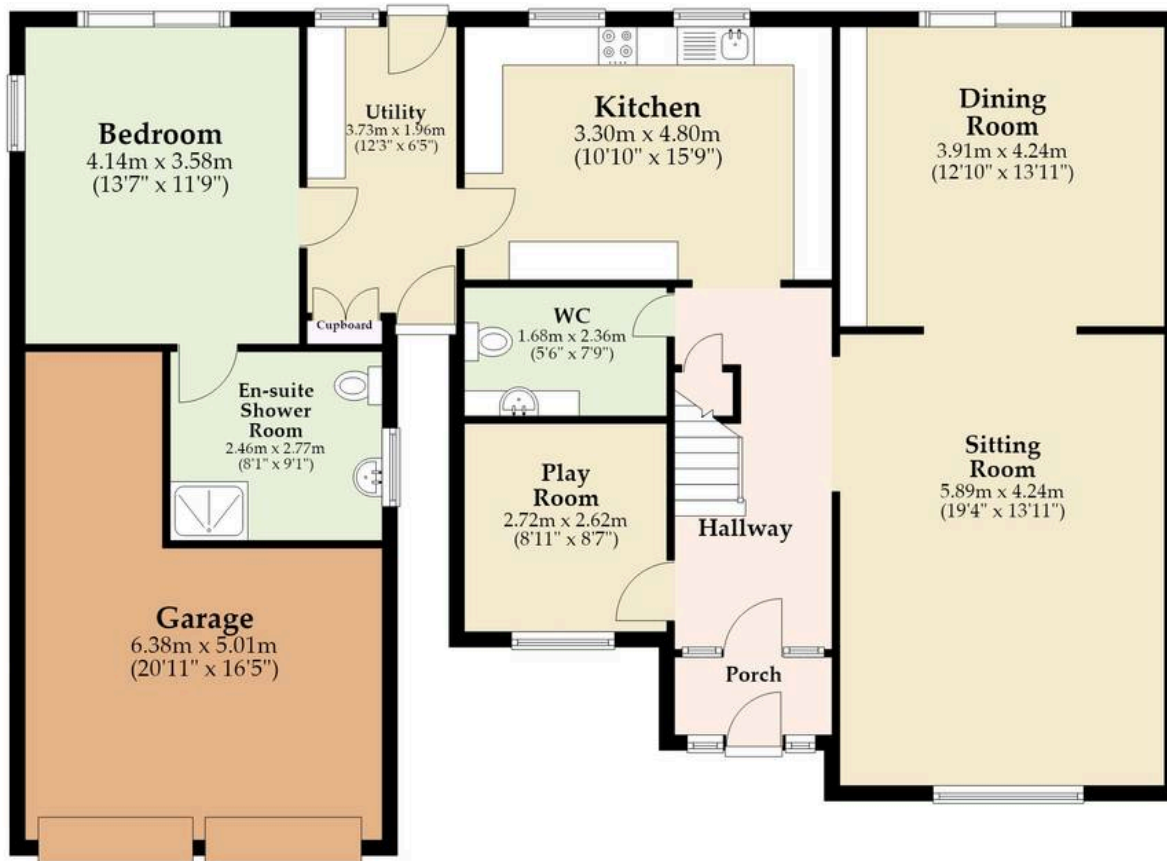
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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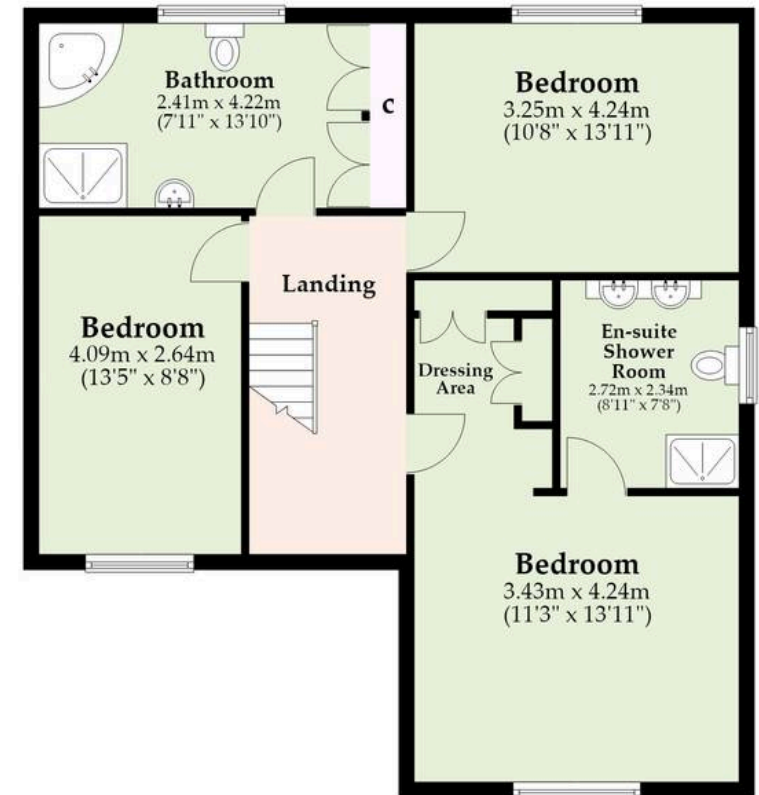
Ground Floor

Approx. 136.2 sq. metres (1466.4 sq. feet)



First Floor

Approx. 73.7 sq. metres (793.0 sq. feet)



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Total area: approx. 209.9 sq. metres (2259.4 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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