



THE STORY OF

24 Yarmouth Road

Thorpe St Andrew, Norfolk

SOWERBYS



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24 Yarmouth Road

Thorpe St Andrew, Norwich, Norfolk
NR7 0EF

Fine Riverside Home

Basement Kitchen Breakfast
Room with Garden Access

Utility Room and Cloakroom

Ground Floor Sitting Room with a Fireplace

Two First Floor Bedrooms and a Bathroom

Two Top Floor Bedrooms and a Bathroom

Lovely Established Garden

Two Terraces

Frontage to the River Yare

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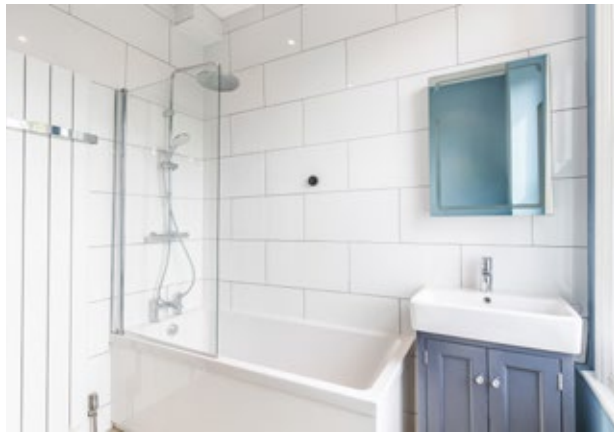
This fine four-storey Victorian townhouse is perfectly nestled on the banks of the River Yare, offering a wonderful waterside haven with an abundance of wildlife right on the doorstep.

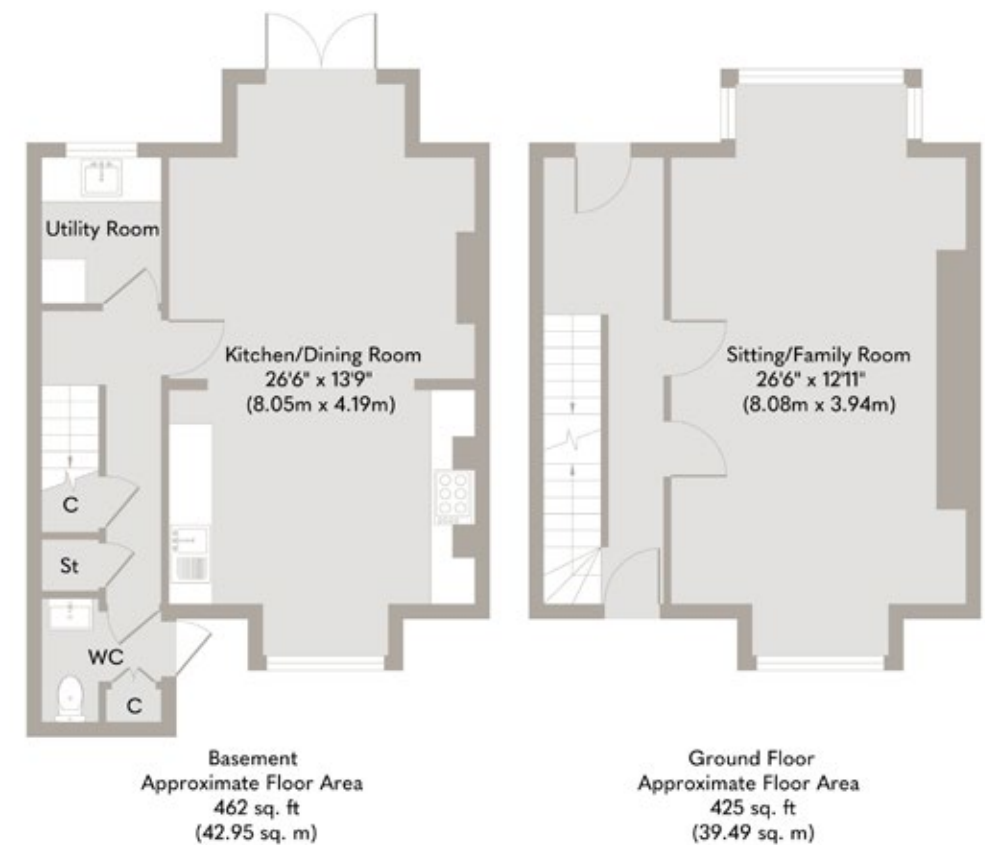
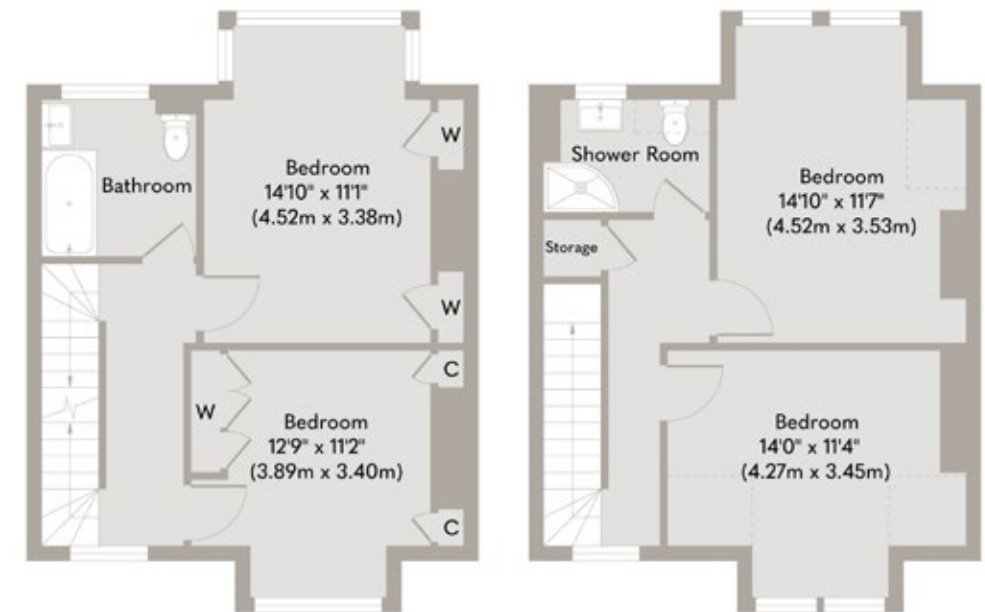
The accommodation is thoughtfully arranged over four floors, beginning with a welcoming entrance hall and staircase leading down to the basement. Here, you will find a superb modern fitted kitchen/breakfast room, providing an excellent amount of workspace and storage, along with a fantastic island unit. There is ample space for a dining table, making this a wonderful room for family gatherings and entertaining. Double doors open directly onto the lovely rear garden, allowing the kitchen to flow effortlessly outside. Completing the basement is a useful utility room and cloakroom.

On the ground floor, the dual-aspect sitting room is filled with plenty of natural light. A stripped wooden floor and attractive fireplace add warmth and character, creating a wonderfully inviting and relaxing space.

The first floor is home to two bedrooms and a modern family bathroom. Continuing to the top floor, there are two further bedrooms and another modern family bathroom, providing flexible accommodation for family and guests alike.

Outside, there is on-road parking to the front. To the rear, the current owners have created a beautifully landscaped garden, with access from both the ground floor, via steps leading down, and directly from the kitchen at basement level. A well-placed terrace provides the perfect spot for alfresco dining and entertaining during the warmer months, while a lawn, established shrub borders and further steps lead down to a second terrace, which sits directly alongside the River Yare. Here, the setting really comes into its own. This peaceful waterside haven is alive with wildlife and offers a wonderful opportunity to enjoy the river from your own garden. Whether simply sitting back and watching the world go by or launching a kayak or paddleboard onto the water, this is a truly special place to call home.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Thorpe St Andrew

A CHARMING RIVERSIDE GEM
BLENDING HISTORY WITH NATURE

A popular suburb, Thorpe St. Andrew, is approximately 4 miles from the centre of the cathedral City of Norwich, with the train station being approximately a ten minute drive away, and Norwich Airport around 15 minutes drive, via the easily accessible Northern Distributor Road.

Within Thorpe St. Andrew itself there are various facilities including a health club, an attractive river green with a delightful riverside setting, public house and small shops. A Sainsbury's supermarket is also close by. The local school is rated as outstanding.

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants.

There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city.

Norwich is located approximately 40 minutes from the delightful North Norfolk coast and beautiful countryside, whilst still being a vibrant, ever evolving city.



Note from the Vendor



“We love the river views and direct access to the water, combined with excellent access to the city, and the wonderful community and village atmosphere of River Green.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 8136-3521-1600-0113-6292

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///covers.budget.pans

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SOWERBYS

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