



Meadow Lodge, 4a Meadow Lane, Thorpe St Andrew,
Norwich

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Meadow Lodge

4a Meadow Lane, Thorpe St Andrew, Norwich NR7 0QX

A spacious and detached family house occupying a large plot on a private road in Thorpe St Andrew

Norwich City Centre 2 miles, A47/NDR 1.4 miles, Train Station 2 miles

Ground Floor: Entrance hall | Sitting room
Dining room | Kitchen/Family room | Garden room | Study | Guest wc

First Floor: Landing | Principal bedroom with balcony, dressing room and ensuite bath and shower room | Three further bedrooms | Family bath and shower room

Outside: Double garage | Carport | Outbuilding comprising 3 workshops | Large sheds | Gardens Terrace | Plenty of parking

EPC – C. All in about 0.29 acres

The property

Meadow Lodge is a spacious and well-arranged brick-built property offering over 2,400 sq. ft. of attractive accommodation arranged across two light-filled floors.

The reception hall, complete with fitted cupboards, cloakroom, and a stairway to the first floor, provides access directly to the rear entrance and garage. A secluded study, perfect for those working from home, is tucked away, and the adjacent central formal dining room features glazed wall panels and double part-glazed doors leading to a spacious multi-aspect sitting room. The sitting room has a brick-built feature fireplace and French doors opening to the terrace, whilst the light-filled garden room provides outside access through two sets of double doors. At the front of the house, the spacious kitchen/family room has a log-burning stove and French doors leading to the terrace. The kitchen features a range of

wooden cabinetry, integrated appliances and is complemented by a separate utility space.

On the first floor is a family bathroom and four well-proportioned and bright bedrooms, including the larger principal suite with its double doors to a balcony with garden view, fully fitted dressing area and en suite bathroom.

Outside

Meadow Lodge enjoys a large private plot of 0.29 acres in a sought-after setting, with a brick weave driveway leading to integrated double garages and adjacent carport. The established garden comprises large sections of lush level lawn, with an enviable south westerly aspect and various shrub borders and mature Oak and Beech trees. A paved patio and decked terrace beside the home offers the ideal spot to dine al fresco in the warmer months, whilst the timber-built triple workshops and large sheds could serve several purposes.

Location

Meadow Lodge is located in the sought after residential town of Thorpe St Andrew, a vibrant and thriving community 2 miles to the east of Norwich. The property occupies an enviable position on Meadow Lane, an elevated private road and a short distance from the town's riverside green. The town has a good range of amenities including two supermarkets and post office, public houses and restaurants (some riverside), a number of nurseries and schools, a health club and two nearby recreation parks. Close proximity to the junction of the A47 southern bypass and the Northern Distributor Road allows excellent access to the coast, Norfolk Broads National Park and Broadland Business Park. The historic Cathedral City of Norwich is just 2 miles to the west and offers an acclaimed market place, a comprehensive range of commercial entertainment, cultural amenities and excellent schooling. Norwich railway station is also a short distance providing regular service to London and Cambridge. On the north side of the City is Norwich international Airport which caters for domestic and international flights.





Floorplans

House internal area 2,433 sq ft (226 sq m)
Garage internal area 536 sq ft (50 sq m)
Outbuilding internal area 324 sq ft (30 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Directions

From Norwich head east on Yarmouth Road A1242. Go straight at the traffic lights at the bottom of Thunder Lane and continue for 0.2 miles turning left onto School Avenue. As the road turns to the right, take a left hand turn onto a Meadow Lane. As the private road turns to the right take a left onto the drive for Meadow Lodge.

From the A47/NDR, take the Postwick Interchange junction and head west on the A1042 towards Norwich. Take the first exit at the mini roundabout onto the Yarmouth Road A1242 and after 0.6 miles, take a right hand turn onto School Avenue. As the road turns to the right, take a left hand turn onto a Meadow Lane. As the private road turns to the right take a left onto the drive for Meadow Lodge.

General

Local Authority: Broadland Council

Services: Mains gas central heating, water, electricity and drainage.

Council Tax: Band F

Tenure: Freehold

Guide Price: £835,000

Norwich

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