

propertyladder



Yarmouth Road, Norwich, NR7

An Exceptionally Rare Two Bedroom Riverside Home!

GUIDE PRICE £375,000 FREEHOLD



**BRITISH
PROPERTY
AWARDS**

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A LIFESTYLE HOME ON THE YARE!

Occupying one of Thorpe St Andrew's most enviable positions, this unique two-bedroom semi-detached home offers a truly rare opportunity to own a property with its own beautiful garden stretching directly to the banks of the River Yare. Whether it's your morning coffee overlooking the water, watching boats gently drift by, or relaxing with friends on a summer's evening, this is a setting that very few homes can offer.

Tucked away within an exclusive collection of individual period homes arranged around a charming shared courtyard, the property enjoys both privacy and character whilst benefiting from its own allocated parking and car port.

Inside, the accommodation is bright, welcoming and thoughtfully designed. A spacious entrance hall leads to a ground floor cloakroom before opening into the heart of the home - a superb open-plan living, dining and kitchen space filled with natural light and perfectly suited to modern living and entertaining. A separate utility room provides valuable additional storage and practicality.



*“ idyllic place to
unwind whilst
enjoying
uninterrupted views ”*



Overview

- Private Garden Extending All The Way To The Riverbank
- Beautiful Waterside Seating Area With Stunning River Views
- Exclusive Courtyard Setting With Parking And Car Port
- Spacious Open-Plan Living, Dining And Kitchen
- Separate Utility Room And Ground Floor Cloakroom
- Two Generous Bedrooms And Modern Shower Room
- Offered With No Onward Chain

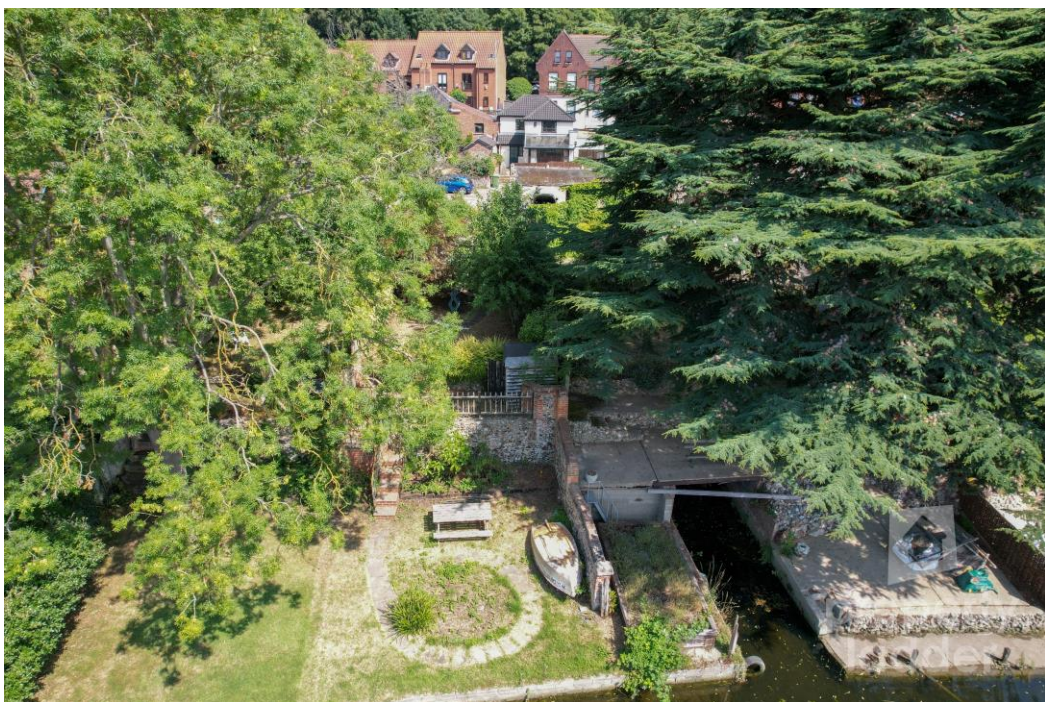




Location

Thorpe St Andrew has long been regarded as one of Norwich's most desirable places to live, combining an attractive riverside setting with excellent everyday convenience. The nearby River Green is a favourite destination for residents, offering picturesque walks alongside the River Yare, charming cafés, popular pubs and opportunities to enjoy life on the water.

The area benefits from an excellent selection of local shops, supermarkets, schools and leisure facilities, while Norwich city centre is just a short drive, cycle or bus journey away. Excellent road links provide straightforward access to the Broadland Northway, Norwich Railway Station and the A47, making Thorpe St Andrew an ideal location for both commuters and those seeking an exceptional lifestyle close to the city.



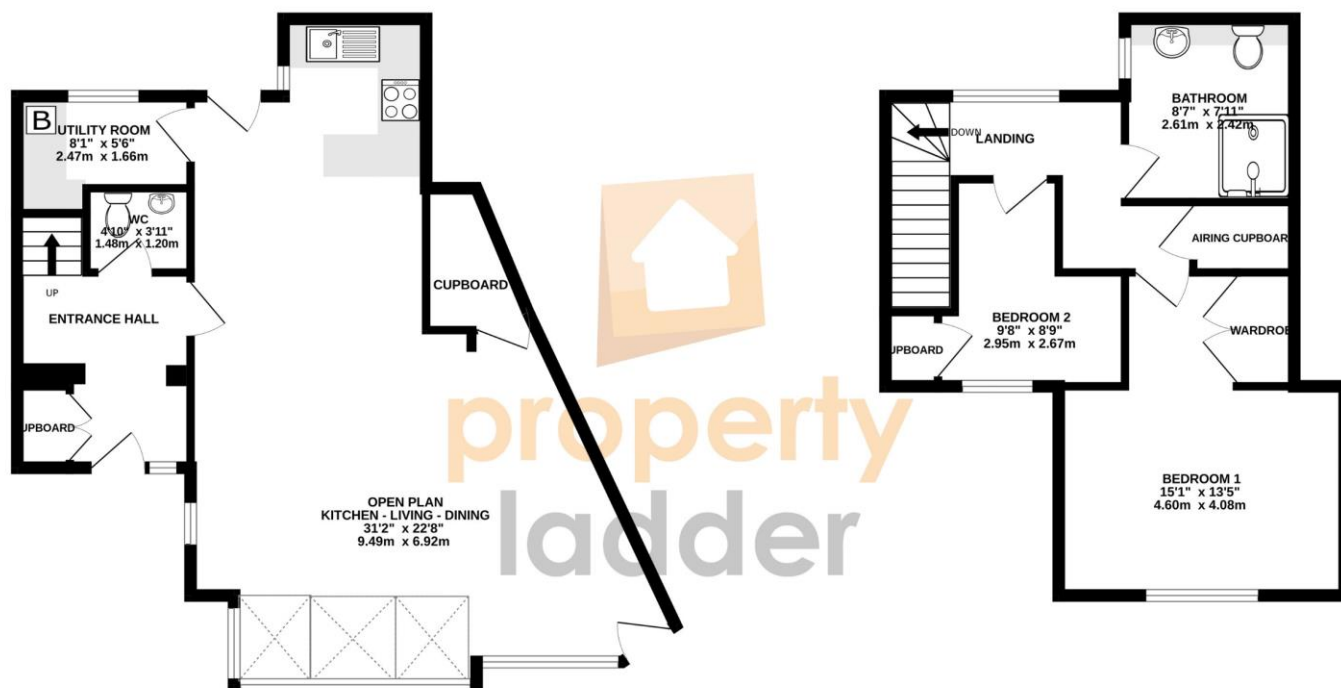
Outside

Outside is where this property truly comes into its own. The beautifully established garden stretches from the courtyard parking area all the way to the river's edge, offering a variety of spaces to enjoy throughout the day before culminating in a delightful seating area positioned directly on the riverbank. It is an idyllic place to unwind whilst enjoying uninterrupted views across the water.

Adding further appeal, the property is offered with no onward chain, allowing buyers the opportunity for a smooth move.

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

COUNCIL TAX BAND: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

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98 Crostwick Lane, Spixworth, NR10 3NQ

T 01603 898100

propertyladderonline.com

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