



STOBART & HURRELL
01603 782 782
stobarthurrell.co.uk

STOBART & HURRELL

STOBART & HURRELL

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



45 Furze Road, Norwich, Norfolk, NR7 0AT

A beautifully presented two-bedroom semi-detached home, ideally suited to first-time buyers or a young family. The property is located within the popular suburb of Thorpe St Andrew, offering a convenient balance of city access and community living on the outskirts of Norwich.

The area benefits from an excellent range of nearby amenities including schooling for all ages, supermarkets and convenience stores, a post office, doctors and dentists, along with a variety of well-regarded independent retailers and restaurants.

Set back from the road, the home is approached via a gravel driveway providing off-road parking. A gated side entrance leads to a generous enclosed rear garden featuring raised decking with a pergola, established flower beds, a neatly maintained lawn, and a timber storage shed, creating a wonderful space for outdoor relaxation and entertaining.

Internally, an enclosed porch opens into the entrance and welcoming family lounge. From here, the accommodation flows through to a kitchen/dining room with double doors that overlook and open onto the rear terrace, enhancing the connection between indoor and outdoor living. Upstairs, there are two bedrooms, one benefiting from built-in storage, along with a family bathroom.

Life on Furze Road is further enhanced by its excellent location, approximately three miles from Norwich city centre with its extensive shopping, dining, and mainline rail connections. The Southern Norwich Bypass lies around two miles away, providing convenient routes out of the county and towards the coast, while the renowned gateway to the Norfolk Broads at Hoveton and Wroxham is less than eight miles distant.

Agents Note: Under Section 21 of the Estate Agency Act, we inform potential buyers that the vendor is an employee of Stobart & Hurrell Ltd.



Semi-Detached



House



Older



1 Bathroom



1 Reception



2 Bedrooms



Tax Band B



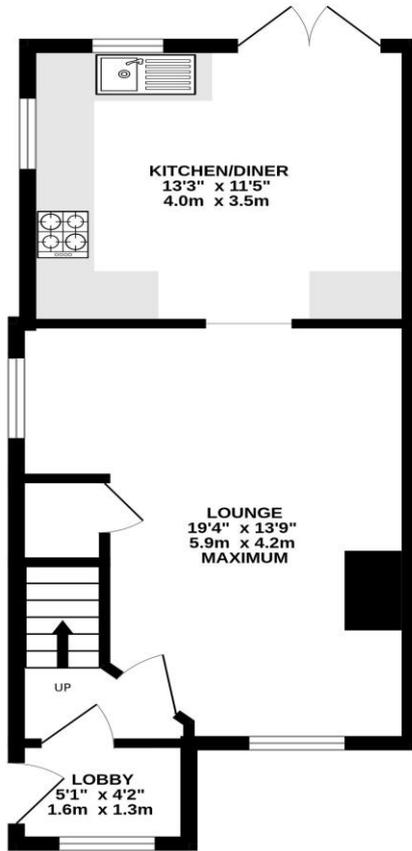
Off-Road
Parking



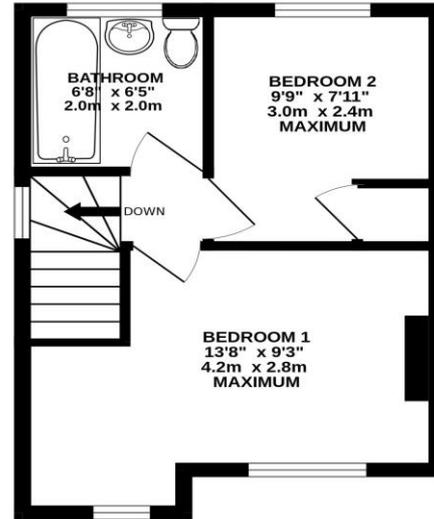
No
Garage



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 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.

Made with Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782





**STOBART
& HURRELL**



**STOBART
& HURRELL**
MORTGAGES