

SALES & LETTINGS

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Norwich Road, Wroxham, Norfolk, NR12 8RZ

A beautifully presented, detached family home, that enjoys a private, tranquil setting, on a generous plot measuring approximately one third of an acre and located in a much sought-after area in the Norfolk Broads village of Wroxham. Conveniently located the property is less than a half a mile to the local amenities, that include Roys supermarket and department store, a post office, numerous riverside cafes and restaurants, a bank, doctor's surgery and dentist, the Primary and High School, Railway Station and access to the Broads.

Set well back and screened from the road by natural hedging, the property is approached along a gravel driveway providing access to off-road parking, a double garage and a front lawn garden. To the rear, a circular sun terrace, ideal for alfresco dining, extends away from the property to a well-tended lawn garden, with a storage shed and bordered by matures shrubs and trees.





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- DETACHED FAMILY HOME
- VERSATILE ACCOMODATION
- CLOSE TO LOCAL AMENITIES

- LANDSCAPED FRONT & REAR GARDENS
- OFF-ROAD PARKING & DOUBLE GARAGE
- FOUR BEDROOMS, TWO WITH EN-SUITES

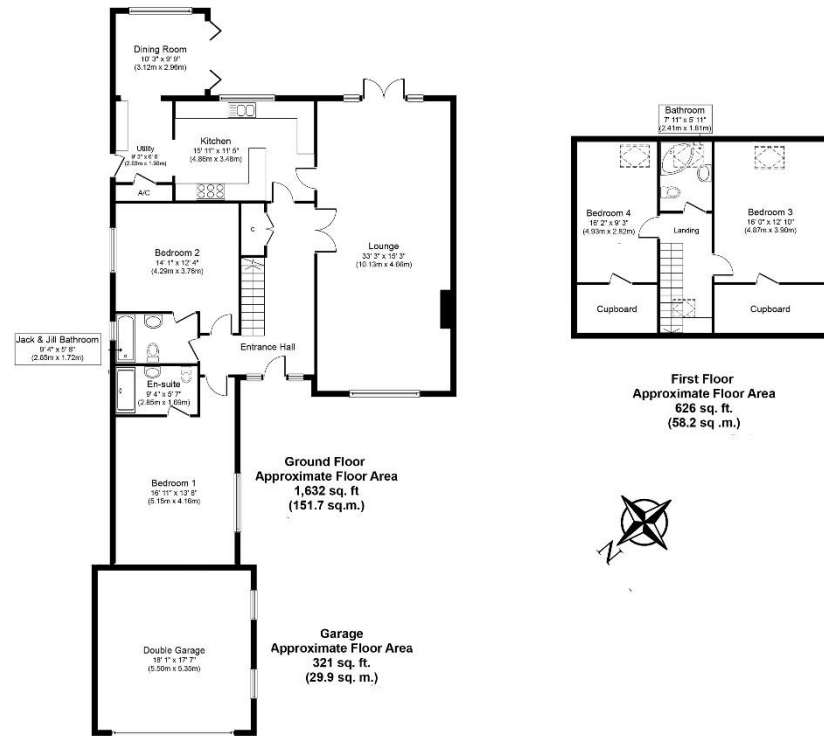
- OVER 2,200 SQUARE FEET OF LIVING SPACE
- EASY ACCESS TO THE COASTLINE & NORWICH
- PLOT MEASURING APPROX. QUARTER OF AN ACRE

Arranged over two floors the property affords a generosity of accommodation for any modern-day family. This versatile family home boasts four bedrooms, two of which are located on the ground floor, both with en-suites. The master bedroom with an en-suite shower and the potential to be combined with the garage to create a generous annexe (Subject to the usual building regulations and planning permission), or if desired, single storey living. There are also two reception rooms both with double doors that open out to the rear garden and a modern kitchen with a separate utility. To the first floor, a spacious family bathroom, and two further bedrooms both with built in storage complete the accommodation.

If you are looking for relaxation or recreation on your doorstep of the Broads waters, easy access to the capital city of Norwich by road or rail or simply the sandy beaches of the North Norfolk coastline; Wroxham lies within a thirty-minute car journey of each.


















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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

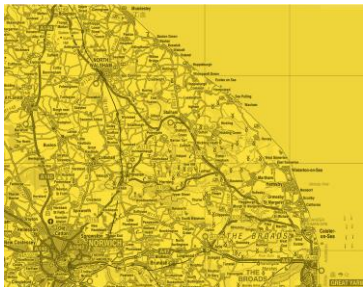
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

						
Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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