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THE STORY OF

Briarwood House

Wroxham, Norfolk

SOWERBYS



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Briarwood House

5 The Avenue, Wroxham, Norfolk,
NR12 8TN

Handsome Detached Home in the Highly
Sought After Village of Wroxham

Five Bedrooms and Three
Bathrooms, Two En-Suites

Immaculately Presented Throughout

Modern Kitchen/Dining Room
with Separate Utility Room

Large Sitting Room with Wood Pellet Burner

Stunning Garden Room Plus Study

Beautiful Gardens with Summerhouse
and Greenhouse

Accommodation in Excess of 2,700 Sq. Ft

Double Garage with Electric
Door and Workshop/Gym

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Tucked discreetly among the most desirable residential locations in the ever sought-after Broadland village of Wroxham, this fine family home was built around 25 years ago by a local builder and has been refurbished to provide a high-spec and delightful home. Over 2,700 sq ft of immaculately presented, high quality accommodation alongside an enchanting garden plot teeming with vibrant colours and mature surroundings.

Being one of just six properties down an exclusive cul-de-sac just off The Avenue, a quiet and peaceful exclusive environment is guaranteed. A memorable approach to the front door, via a garden path flanked by thriving flower beds, makes for a wonderful welcome home and sets the tone for what is an impeccably presented property offering a high-quality home and a fulfilling way of life in equal abundance.

The inviting entrance hall showcases the glazed oak staircase and beckons through to the kitchen/dining room including high quality, fully fitted cupboards and appliances with granite worktops and ample space for a six, or even eight, seater dining table. Intelligent architectural design means that this space flows easily into the stunning garden room and large formal sitting room while all spaces enjoy a strong definition of their own; a truly flexible family home. The study provides yet more versatility whilst the WC and well-equipped utility room take care of the practicalities.

Amongst the five bedrooms found on the first floor, the impressive principal is awash with natural light and enjoys a walk-in wardrobe and a well-appointed en-suite with a separate bath and walk-in shower. A further guest en-suite bedroom is accompanied by three other double bedrooms, two with large built-in wardrobes, well-served by the central bathroom with large shower.



... and has been recently refurbished under the current ownership to now provide a high-spec and delightful home.

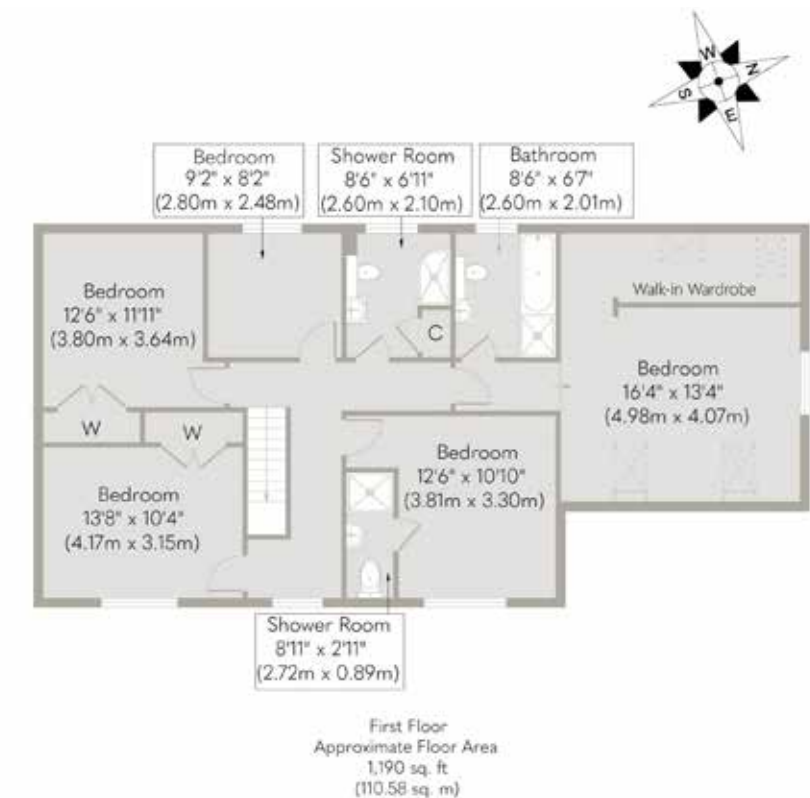


The garden is a special feature of the property with superb landscaping encompassing many shrubs, perennials, grasses, exotic plants and mature trees. A large patio with large porcelain slabs overlooking the well-maintained lawn and well stocked beds has an electrically operated awning and there is also a summerhouse, greenhouse and a large shed.

The garden is totally private, quiet and peaceful, away from any passing traffic. As one of only six houses in the cul-de-sac, there is a definite community feeling here with all the neighbours on friendly terms.

Approaching the house along the private drive, you enter the double garage using the electric door. Direct access to the utility room means there's no risk of getting wet on arrival or departure. There's an additional room off the garage, currently used as a workshop but it could easily be used as a home gym.

From the property, you may wish to take a stroll down to Wrexham Broad and the Sailing Club or to the centre of the village to take out a day boat for a trip around the Broads.



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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Wroxham

THE PLACE TO CALL HOME

The recognised centre of the Norfolk Broads, Wroxham is an attractive place to live for couples and families alike. Within walking distance of the house is the adjacent village of Hoveton which provides a wide range of facilities including Roys supermarket, department store, garden centre and DIY store, post office, excellent schools, both primary and secondary, health centre, pubs and restaurants. There's also a railway station with trains to Norwich, onward to London and Cambridge, and the North Norfolk coast. Road links are also excellent thanks to the new Broadland Northway and the Southern Bypass.

Nearby, family days out are catered for by attractions such as Bewilderwood, Wrexham Barns and the Bure Valley Railway and there are innumerable social events and clubs to suit old and young alike.

The City of Norwich is easily accessed by a regular bus service or by train and provides many leisure, artistic and cultural facilities including an excellent shopping centre, theatres, cinemas, restaurants and historic buildings such as Norwich Cathedral and Norwich Castle.



Note from Sowerbys



“Wroxham has something that will capture the heart of everyone.”



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 0727-2828-7870-9323-8791

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: ///detect.gold.utensil

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

