



THE STORY OF
92 Charles Close

Wroxham, Norfolk

SOWERBYS



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92 Charles Close

Wroxham, Norfolk
NR12 8TT

Superb Three Bedroom Chalet

Popular Location

Brilliantly Versatile Accommodation

Immaculately Presented Throughout

Low Maintenance Home

Ground Floor Bedroom Options

First Floor Principal Suite

Spacious Driveway

Large Landscaped Garden

Detached Double Garage

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Tucked away in the highly sought-after Charles Close in Wroxham, this superb three-bedroom chalet offers wonderfully versatile accommodation and is immaculately presented throughout. Set centrally within a beautifully landscaped plot, the property combines a sense of calm with practical, low-maintenance living.

Inside, the open-plan kitchen and dining room forms the heart of the home, flowing effortlessly into a recently added garden room. With timeless cabinetry topped in granite, the kitchen has been thoughtfully designed with both functionality and sociability in mind. The adjoining garden room/snug provides a tranquil space to relax, overlooking the garden. A formal sitting room to the front offers a lovely balance to the layout, bathed in natural light from large picture windows.

Two generous ground floor bedrooms offer flexibility, ideal for guests, working from home or additional reception space if desired. They are well served by a centrally placed family bathroom.

Upstairs, the principal suite is a real highlight — a spacious bedroom with fitted storage and a large dressing room, accompanied by a luxuriously appointed bathroom with walk-in shower and separate bath.

Outside, the home continues to impress. A wide driveway leads to a detached double garage, while the wraparound gardens are both mature and meticulously maintained. Lawns are interspersed with established beds and sheltered by trees, giving a real sense of peace and privacy. Several sun terraces make the most of the day's sunshine, and useful timber-framed outbuildings take care of the practicalities.

A low-maintenance yet elegant home in a highly desirable location — perfectly suited to modern living in the heart of the Norfolk Broads.



A home that balances modern comfort with a calm, countryside setting.





First Floor
Approximate Floor Area
710 sq. ft
(65.93 sq. m)



Outbuilding
Approximate Floor Area
410 sq. ft
(38.12 sq. m)

Ground Floor
Approximate Floor Area
1248 sq. ft
(115.95 sq. m)



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

WATERSIDE LIVING MEETS COUNTRYSIDE CHARM

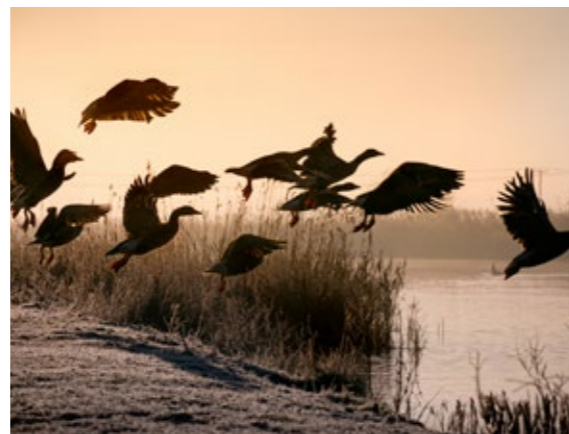
Set just a short distance from Norwich, Wroxham is often considered the gateway to the Norfolk Broads—a place where life flows gently with the river and days are shaped by the rhythm of the water. Known for its boating heritage, this riverside village shares its charm with neighbouring Hoveton St John, and between them, they offer a vibrant lifestyle rooted in nature, community, and leisure.

Whether it's a day spent gliding along the River Bure, mooring at a waterside pub, or soaking up the sunshine in a riverside garden, Wroxham offers a pace of life that invites you to slow down and take it all in. For those preferring to stay on land, riverside walks, quaint tea rooms, and family-run shops create a warm and welcoming atmosphere.

The Bure Valley Railway, which first opened in 1900, still runs from the heart of the village, carrying passengers through a landscape of pretty Norfolk villages on its way to Aylsham—a nostalgic journey aboard steam and diesel locomotives alike.

Wroxham Barns adds another layer of local charm, offering artisan crafts, family-friendly activities, and homemade treats. Meanwhile, sailing enthusiasts are well catered for at the Norfolk Broads Yacht Club, where the calendar is dotted with events and the community spirit runs as deep as the water itself.

Well connected by road, rail, and even by boat, Wroxham brings together the beauty of Broadland living with the convenience of easy access to Norwich and the nearby coastline. A true gem of the Norfolk countryside—welcoming, relaxed, and full of life.



Note from the Vendor



“From sunlit rooms to tranquil terraces, every detail invites you to slow down and enjoy.”



SERVICES CONNECTED

Water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 9499-2802-6821-9526-4671

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: ///commander.cyclones.tinsel

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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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