



THE STORY OF

30 Charles Close

Wroxham, Norfolk

SOWERBYS



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30 Charles Close

Wroxham, Norfolk
NR12 8TU

Most Popular Location

Five Well-Appointed Reception Rooms

Well-Fitted Modern Kitchen/Breakfast Room

Utility Room and Shower Room

Annexe Potential

Five Main First Floor Bedrooms

Family Bathroom and Two En-Suites

Two Further Bedrooms and Cloakroom

Parking and Double Garage

Good Size Garden and Workshop

SOWERBYS NORWICH OFFICE

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Set along one of the most sought-after roads in the Broadland village of Wroxham, this generous home blends space, comfort, and flexibility in equal measure. Sitting gracefully within its plot, it offers versatile accommodation with the option of an annexe if desired - perfect for modern family living or welcoming guests.

Inside, you'll find five reception rooms, each with its own character: a formal dining room for gatherings, a cosy sitting room with a central fireplace, a bright conservatory overlooking the gardens, a study ideal for working from home, and a family room warmed by a wood-burning stove. The heart of the home is the stylish kitchen/breakfast room - well-designed with plenty of storage and workspace, perfect for everyday meals or weekend brunches. A utility room and ground-floor shower room add further convenience.

Upstairs, the main landing serves a generous bedroom, a family bathroom, and two further bedrooms with their own en-suites. From the family room, a separate staircase leads to two additional bedrooms and a cloakroom, giving this area a sense of independence - ideal for teenagers, guests, or as an annexe.

The lifestyle continues outdoors. A sweeping carriage driveway with ample parking and a double garage welcomes you at the front, while to the rear, the established gardens are made for both relaxation and play. A covered terrace invites summer entertaining, the lawn offers plenty of space for children or pets to enjoy, and keen gardeners will appreciate the workshop, greenhouse, and mature boundary hedging.

This is a home designed for both family life and easy entertaining, set in a highly desirable location where space and comfort come together.







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 Sowerbys



“... a covered terrace invites summer entertaining.”



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref:- 0071-3900-7209-3790-1204

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: ///applauded.gather.elephant

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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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