



**151 Norwich Road | Wroxham | NORWICH | NR12 8RZ**

**Offers In Excess Of £800,000**

**\*\*GRAND DESIGNS LUXURY HOME WITH A DETACHED MULTI USE ANNEXE\*\*** Gilson Bailey are delighted to offer this STUNNING, FULLY RE-DESIGNED, FOUR BEDROOM, DETACHED HOUSE with a MULTI USE ANNEXE offering large office and kitchen space with an en-suite and lounge area. Accommodation comprising entrance hall, light and airy lounge with open plan access to an INCREDIBLE, BESPOKE KITCHEN/DINER WITH LARGE SLIDING PATIO DOORS OPENING OUT TO THE REAR GARDEN. There is also a utility room and shower room to complete the ground floor. On the first floor there are FOUR BEDROOMS and a FAMILY BATHROOM OFF LANDING with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a LARGE TREE-LINED DRIVEWAY with electric gates offering ample off road parking leading to a large, lawned rear garden with a COVERED SEATING AREA ideal for entertaining. The house benefits double glazing throughout, gas heating with the ground floor having underfloor heating and has been fully renovated to a very high standard by the current vendors. The property makes the perfect family home so be quick to book a viewing to appreciate the quality and location on offer.





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.  
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### Location

The Broadland village of Wroxham is connected to Hoveton St John, the village centre is the capital of the Broads and features facilities including a range of shops, the locally famous Roys supermarket and department store, post office, cafés, restaurant and public houses plus a doctor's surgery and schools. The River Bure runs through the village and connects the Broads generally. There are also great transport links such as buses and trains to Norwich city centre, and ease of access to North Norfolk's stunning coastline.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Open access to lounge, kitchen/diner and stairs to first floor.

#### Lounge 27'9" x 25'11"

Double glazed windows, herring bone flooring, underfloor heating.

#### Kitchen/Diner 30'1" x 26'8"

Quality fitted wall and base units with worktops over, central island with sink and drainer, range of appliances, gas hob with extractor over, fitted ovens, pitched roof skylight, herring bone flooring, underfloor heating, sliding patio doors leading to rear garden, dining area.

#### Utility Room 11'1" x 7'10"

Sink and drainer, space for washing machine and tumble dryer, double glazed window, door to side.

#### Shower Room/WC

Walk in shower, low level WC, hand wash basin.

#### First Floor Landing

Doors to four bedrooms, bathroom and airing cupboard.

#### Bedroom One 13'8" x 13'3"

Double glazed windows, radiator.

#### En-Suite

Shower cubicle with rainfall shower, low level WC, two hand wash basins, heated towel rail, frosted double glazed window.

#### Bedroom Two 11'8" x 9'10"

Double glazed window, radiator.

#### Bedroom Three 9'10" x 9'1"

Double glazed window, radiator.

#### Bedroom Four 9'10" x 7'4"

Double glazed window, radiator.

#### Bathroom

Panelled bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

#### Annexe Office/Kitchen Area 17'7" x 14'11"

Large desk space, fitted wall and base units with worktops over, sink and drainer, space for appliances, double glazed window.

#### Annexe Living Area 17'8" x 15'3"

Double glazed window, Velux window.

#### Annexe En-Suite

Shower cubicle with rainfall shower over, low level WC, hand wash basin, heated towel rail, Velux window.

#### Outside Front

Access to large tree-lined driveway via electric gates.

#### Outside Rear

Undercover patio seating area with space for a hot tub, large lawned garden ideal for entertaining, enclosed by timber fencing with side gate access.

#### Local Authority


Broadland District Council, Tax Band F.

#### Tenure

Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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