



The Avenue, Wroxham - NR12 8TR

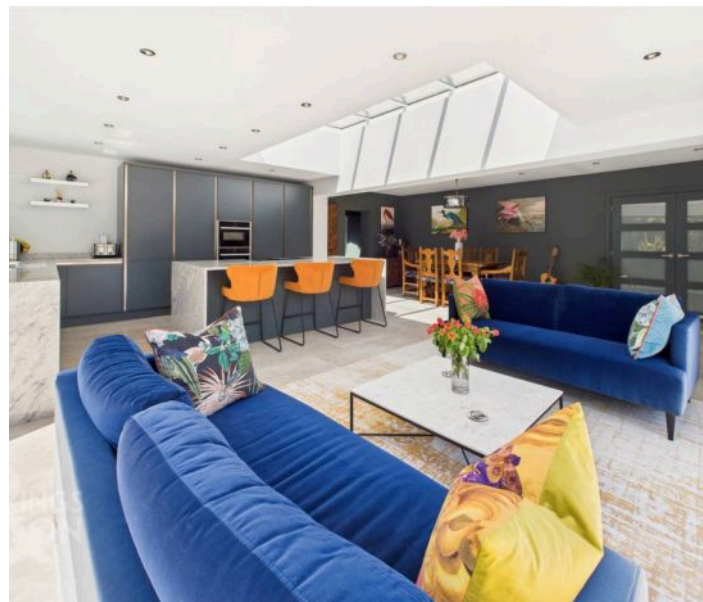
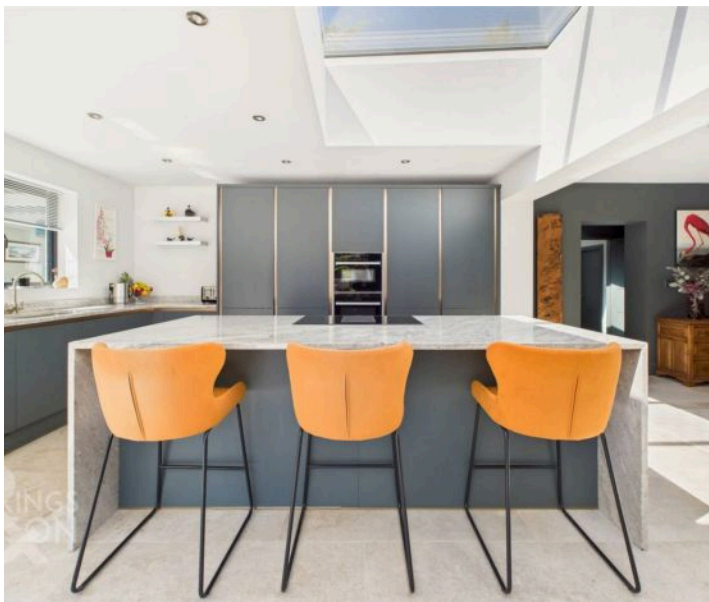




## The Avenue

Wroxham, Norwich

This EXQUISITE DETACHED CHALET HOME is a testament to CONTEMPORARY DESIGN and high-end living. With over 2560 sq. ft (stms) of LUXURIOUS ACCOMMODATION, no detail has been spared in this stunning MODERNISED HOME. The heart of the property is the impressive 25' KITCHEN/LIVING SPACE - with twin sets of BI-FOLDING DOORS inviting NATURAL LIGHT to dance across the space, creating a seamless connection to the LANDSCAPED GARDENS BEYOND. The property also boasts ANNEXE POTENTIAL, perfect for those seeking additional living quarters. Relax and unwind in the separate SITTING ROOM or entertain guests in the FAMILY ROOM, offering versatile living options to suit every need. Up to FOUR BEDROOMS await, including a chic STUDY, while the MAIN BEDROOM SUITE impresses with its FEATURE BATH and en suite WET ROOM. Step outside to the contemporary GARDEN OASIS, complete with a range of planting, providing a serene backdrop for outdoor gatherings and moments of tranquillity. THE GREAT OUTDOORS awaits in the meticulously designed rear garden, seamlessly blending outdoor and indoor living. Three sets of bi-folding doors ensure a seamless flow to the patio area, enveloped by attractive porcelain paving that extends elegantly around the rear of the property.





Council Tax band: E  
Tenure: Freehold  
EPC Energy Efficiency Rating: C

- Stunning High End Modernised Home
- Over 2560 Sq. ft (stms) of Accommodation
- 25' Kitchen/Living Area with Twin Sets of Bi-folding Doors
- Annexe Potential
- Separate Sitting Room & Family Room
- Up to Four Bedrooms including the Study
- Main Bedroom Suite with Feature Bath & En Suite
- Contemporary Landscaped Garden with a Range of Planting

An extensive range of amenities are located within walking distance, including supermarket, shops, doctor's surgery, banks, schools and a wide range of boating facilities. There is also a rail link to Norwich and regular bus service, with great access to the Broadland Northway within a short drive.

#### SETTING THE SCENE

The large lawn frontage offers various mature trees and planting. A shingle driveway weaves towards the main property providing ample off road parking and turning space, along with access to the built-in storage garage and main entrance door. With an attractive bay frontage, the front garden offers a usable space and further potential to create more parking if required, whilst a gated access leads to the rear garden.



## THE GRAND TOUR

Stepping inside you can immediately appreciate the quality, care and detail which has been paid to the extension and refurbishment of this stunning property, with double doors immediately opposite opening up to the main living space. Stairs rise to the first floor landing with storage space below and tiled flooring running underfoot for ease of maintenance. To your right hand side, a useful ground floor W.C can be found with a contemporary white two piece suite including a feature hand wash basin whilst an adjacent study offers potential for ground floor bedroom accommodation if required. With two front facing windows, this carefully planned study space includes a continuation of the tiled flooring with room for snug style seating or further desking if required. Stepping into the main living space, the open plan nature of the accommodation can be appreciated with far reaching views into the garden and remaining living space beyond. The main kitchen, living and dining space has been carefully planned to provide a light and bright environment with space for soft furnishings and a dining table with twin sets of bi-folding doors to the side and rear. The inside living and outside patio truly become one during the summer months, with a large glazed roof lantern above and a variety of recessed spotlighting. The kitchen includes extensive storage with a large central island and breakfast bar incorporating storage drawers and an electric ceramic induction hob, with twin built-in eye level electric ovens sitting opposite. A full suite of appliances can be found integrated including fridge, freezer and dishwasher with the granite work surfaces adorning the kitchen units and central island. A more formal sitting room leads off which enjoys the bay fronted view at the front of the property, with a feature cast iron woodburner and a continuation of the tiled flooring underfoot, whilst sliding patio doors open up to the rear garden. The adjacent family room continues with tiled flooring whilst offering triple aspect views to front, side and rear with a further set of bi-folding doors opening up to the rear patio area. The inner hallway provides a separation from the utility and main bedroom space with the utility room enjoying further storage units and space for laundry appliances, along with the wall mounted gas fired central heating boiler and useful side access door. An integral door leads to the storage garage which is accessed via an electric roller door to front and further potential to incorporate the space within the main property if required. The main bedroom suite is approached via a tiled entrance with a full height range of built-in wardrobes with sliding doors, with a door taking you to a private en suite and opening to the main bedroom. Flooded with natural light via three roof lanterns above and a full set of sliding bi-folding doors to the garden, this light and bright room continues with tiled flooring underfoot and a feature bath occupying an elevated position with tiled flooring underfoot. The main bedroom includes a private en suite wet room with feature tiling and a four piece suite including twin hand wash basins with storage under, heated towel rail, roof lantern above and a thermostatically controlled rainfall shower.

Heading upstairs, the carpeted landing includes a built-in storage cupboard with a door taking you to two further double bedrooms, both with built-in wardrobes and far reaching views. The family bathroom completes the property having also been modernised with a white three piece suite including storage at the hand wash basin and a recessed tap , with a shower unit over the bath with a glazed shower screen and heated towel rail.

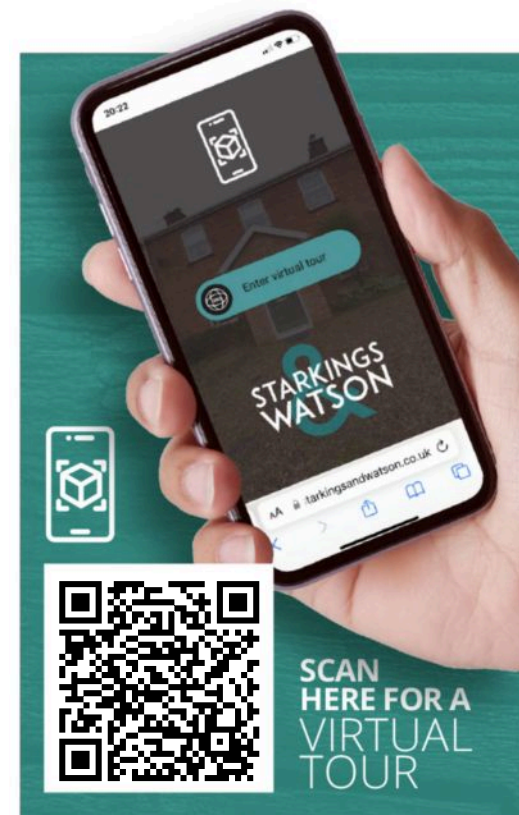
## FIND US

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## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.









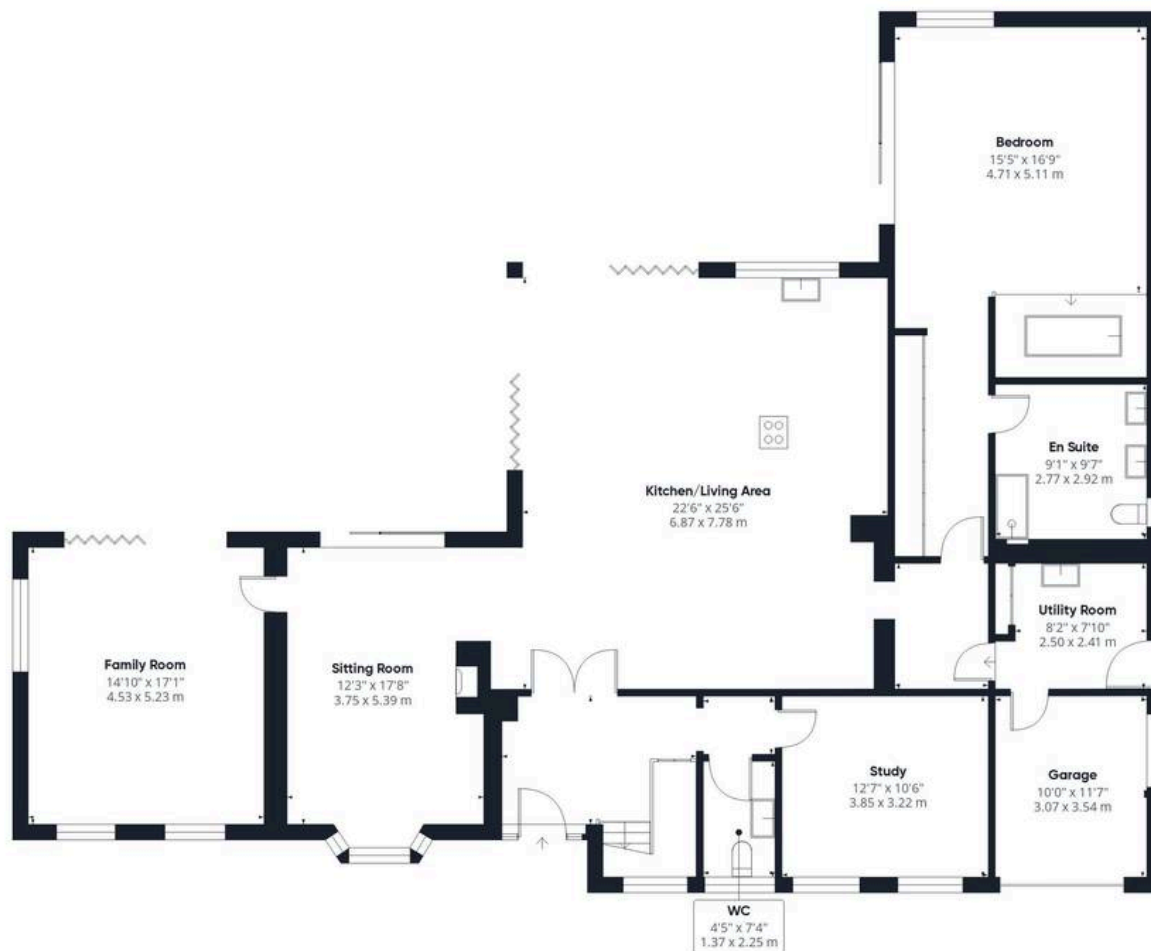


## THE GREAT OUTDOORS

The rear garden is the perfect compliment to the indoor living space, with three sets of bi-folding doors opening up to the patio which wrap around the rear of the property. Finished with attractive porcelain paving, a raised bed of slate offers various planting and shrubbery, with timber panelled fencing beyond. A utility area sits to the corner, with space for sheds and gated access to the front of the property.







**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

2564 ft<sup>2</sup>

238.1 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

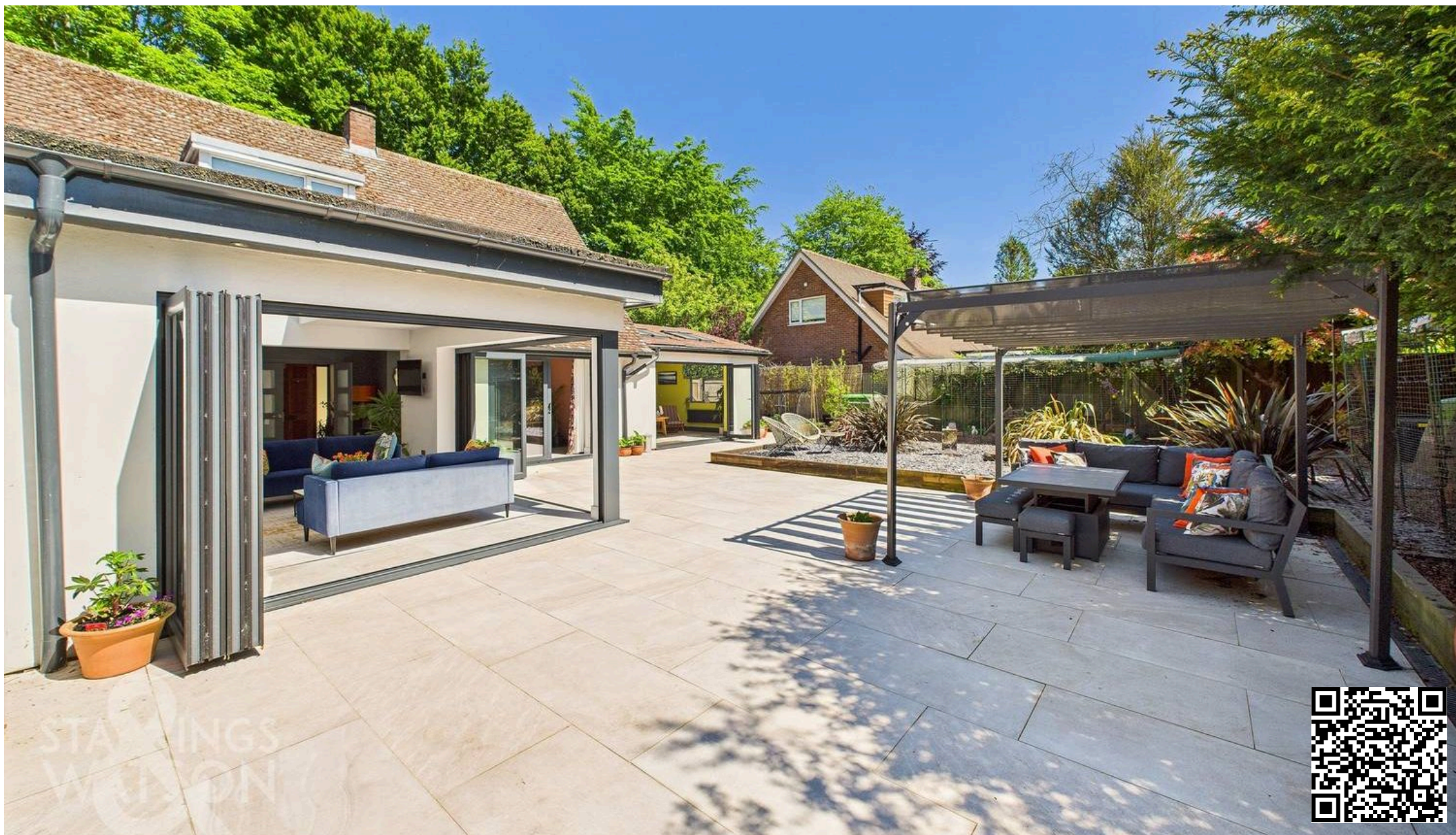
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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