



Keys Drive, Wroxham - NR12 8SS



Keys Drive

Wroxham, Norwich

This spacious detached FAMILY HOME offers over 1400 Sq. ft of accommodation (stms) with a charming view of the ADJACENT FIELDS. With a MODERN and ATTRACTIVE INTERIOR, the hall entrance leads to the SITTING ROOM which is flooded with natural light streaming through FRENCH DOORS, leading to the picturesque garden. The heart of the home is the impressive 20' L-SHAPED OPEN PLAN KITCHEN/DINING SPACE, perfect for gatherings and every-day living. Featuring four bedrooms, including the MAIN BEDROOM with an EN SUITE, along with a family bathroom and a convenient W.C on the ground floor. This property ticks all the boxes for comfortable family living! The outdoor space is a nature lover's paradise, with the garden mainly laid to lawn and adorned with mature planting and shrubbery. Take in the peaceful field views while you unwind in this serene setting!



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Popular Cul-De-Sac Setting
- Over 1400 Sq. ft (stms)
- Detached Family Home with Field Views
- Sitting Room with French Doors
- 20' Open Plan Kitchen/Dining Space
- Four Bedrooms
- W.C, En Suite & Family Bathroom
- Mature Private Gardens

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

Approached via a large single driveway providing off road parking for several vehicles, a range of mature shrubbery encloses the garden with gated access into the rear garden, and the up and over door taking you to the integral garage. An EV car charge has been installed to the front whilst a porch entrance takes you to the main entrance hall.



THE GRAND TOUR

Complete with wood flooring underfoot for ease of maintenance, stairs rise to the first floor landing with solid wood doors leading off to the main living and kitchen accommodation. Immediately to your left as you enter is a useful ground floor W.C with half tiled walls and contrasting grout with a heated towel rail and useful storage under the hand wash basin. The sitting room has been created in a snug style with French doors leading out to the rear garden and fitted carpet underfoot. The main living space is open plan with ample room for soft furnishings and a dining table, whilst the kitchen includes a large feature island which creates a breakfast bar with an integrated sink unit and space for general white goods. Space is provided for a range style gas cooker with contrasting tiled splash-backs and matching wood up stands with an extractor fan over with exposed brickwork creating a feature to one side with a front facing window. The perfect space is provided for a dining table whilst the rear facing window and sliding patio doors provide the perfect home for further soft furnishings and a sitting area.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors taking you to the four bedrooms. The main double bedroom includes rear facing views over the adjacent fields with a private en suite including contrasting tiled splash-backs, feature hand wash basin on an open vanity unit with a large walk-in double shower cubicle with a twin head rainfall thermostatically controlled shower and heated towel rail. The second bedroom also sits to the front with views over the front cul-de-sac and a useful built-in wardrobe whilst the third and fourth bedroom enjoy garden views. Completing the property is the family bathroom which includes a white three piece suite with tiled splash-backs, shower with a bath and wood effect flooring underfoot.

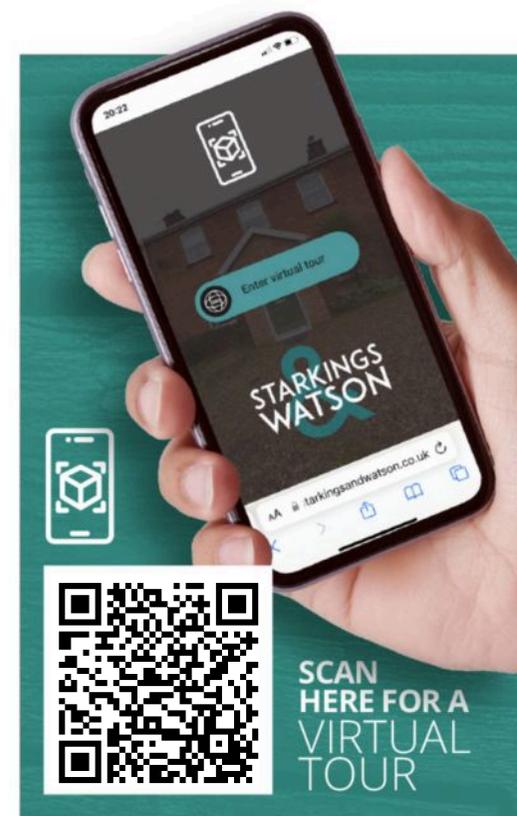
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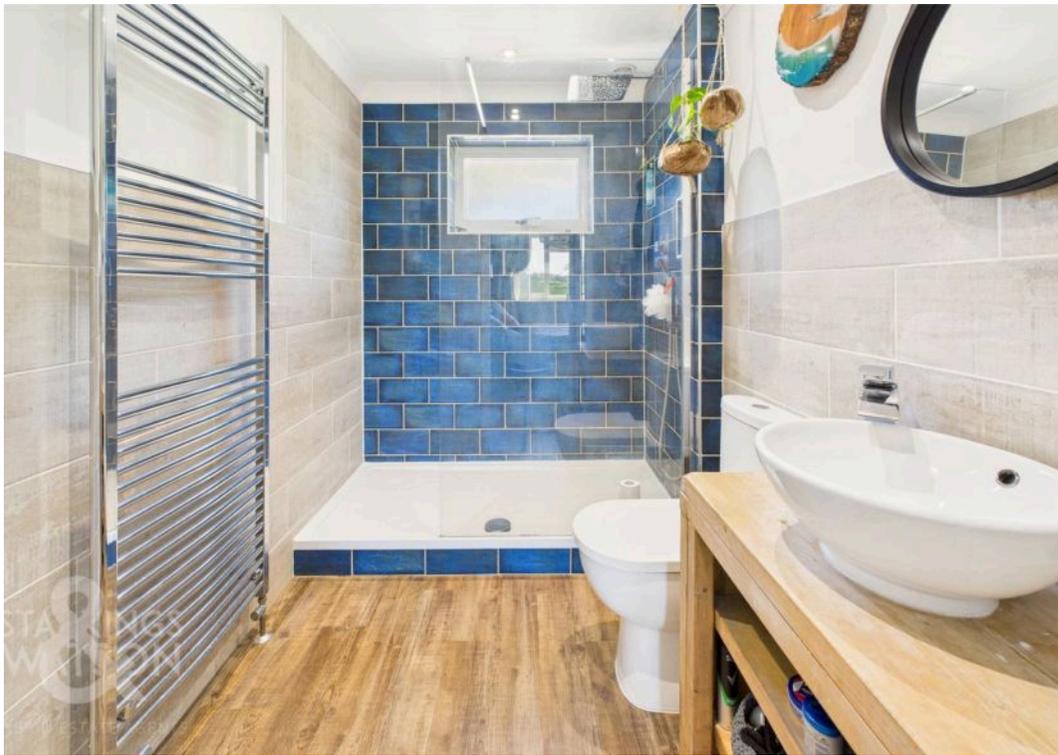
Postcode : NR12 8SS

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VIRTUAL TOUR

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



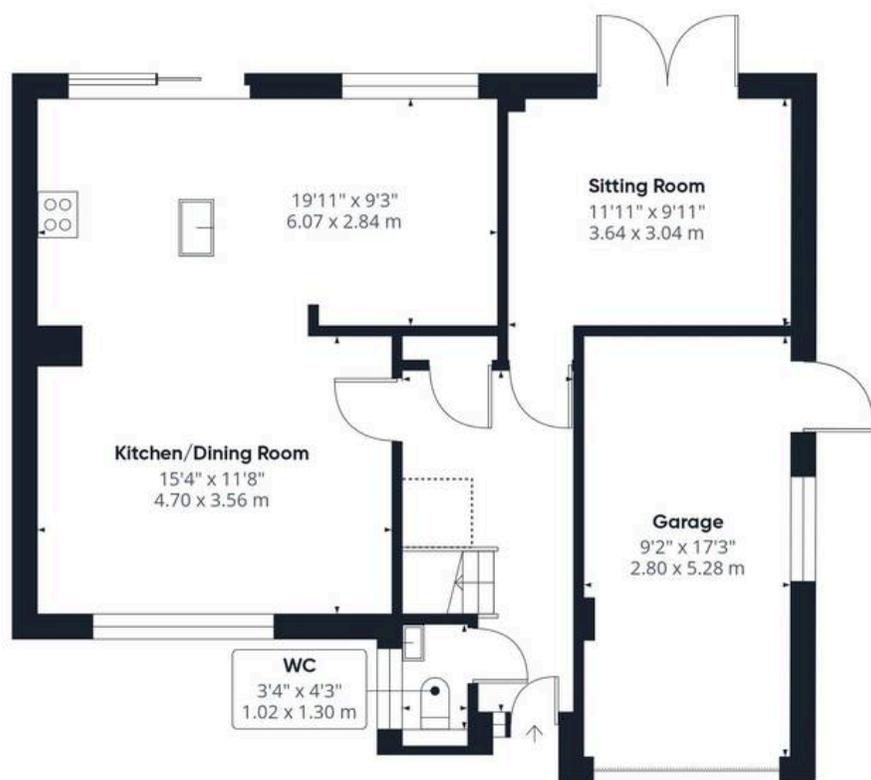




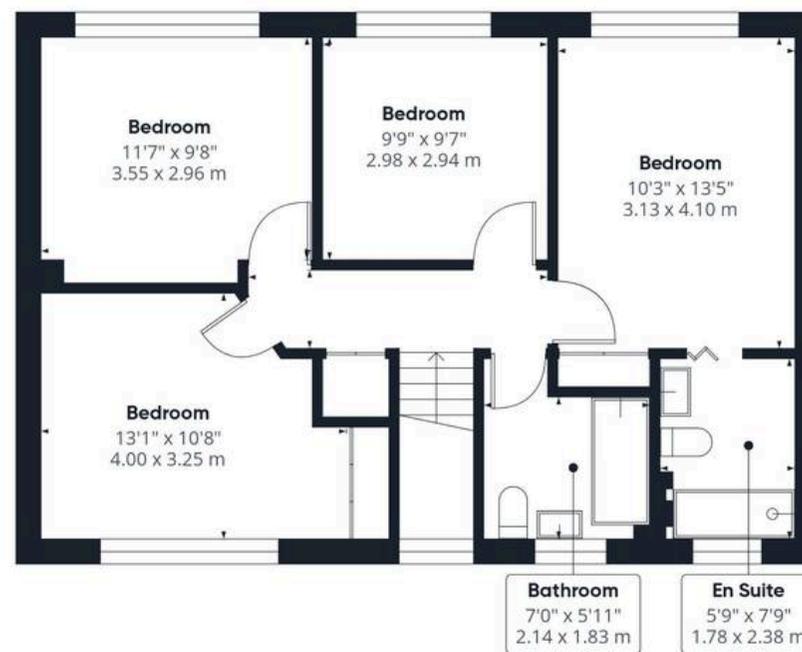
THE GREAT OUTDOORS

Mainly laid to lawn with a range of mature planting and shrubbery including raised vegetable patches to one side, the garden is enclosed with timber panel fencing and mature hedging. A raised patio seating area sits under a timber pergola to one corner, with a useful timber built storage shed and field views. The integral garage is accessed via an up and over door to front, with a window and door to side, range of useful built-in storage cupboards, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1408 ft²
131 m²

Reduced headroom

8 ft²
0.8 m²

(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.

GIRAFFE 360



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