



Norwich Road, Wroxham - NR12 8SA



Norwich Road

Wroxham, Norwich

PETS CONSIDERED. Located in the popular area close to Wroxham and the NDR, this charming property is sure to impress. Upon arrival, you are greeted with TANDEM PARKING to the front, ensuring convenience for multiple vehicles. As you step inside, you are welcomed by a porch entrance and SPACIOUS 27' SITTING/DINING ROOM, perfect for entertaining family and friends. The GALLEY STYLE KITCHEN comes equipped with COOKING APPLIANCES and garden access. A ground floor BATHROOM with a SHOWER adds convenience to every-day living. Upstairs, the property boasts up to THREE BEDROOMS, two of which are interconnecting, providing flexibility to adapt to your specific needs. Additional features include uPVC DOUBLE GLAZING and GAS-FIRED CENTRAL HEATING for comfort throughout the year. Outside, the LARGE GARDEN beckons, offering a perfect blend of PATIO and GRASS AREAS ideal for enjoying outdoor activities and soaking up the sunshine.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Popular Location Close to Wroxham & NDR
- 27' Sitting/Dining Room
- Galley Style Kitchen with Cooking Appliances
- Ground Floor Bathroom with Shower
- Up to Three Bedrooms (Two Interconnecting)
- uPVC Double Glazing & Gas Fired Central Heating
- Tandem Parking to Front
- Large Garden with Patio & Grass Areas

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

Set back from the road and approached via a shingled frontage providing off road parking, a timber picket fence and hard standing footpath takes you to the main entrance door.



THE GRAND TOUR

Once inside, a porch entrance with wood effect flooring greets you, leading to the main open plan sitting/dining room with a feature fireplace to one end and large front facing uPVC double glazed window. This light and bright room offers wood effect flooring underfoot and ample space for soft furnishings and a dining table. Stairs rise to the first floor landing with a built-in storage cupboard below, with a further rear facing window and opening to the galley style kitchen offering an excellent range of wall and base level units. Integrated cooking appliances include an inset gas hob and built-in eye level electric double oven, with space provided for general white goods including a fridge, freezer and washing machine. The wall mounted gas fired central heating boiler sits to one side with the window and door facing to rear, and a further door taking you to the family bathroom - complete with a white three piece suite with aqua-board splash-backs. A mixer shower tap can be found over the bath with useful built-in storage shelving.

Heading upstairs, the carpeted landing leads to the two main double bedrooms starting with the first front facing bedroom with carpet underfoot, feature fireplace and front facing window. The second bedroom offers a range of built-in storage with a further feature fireplace and rear facing window, with a door taking you to the third bedroom or dressing room.

FIND US

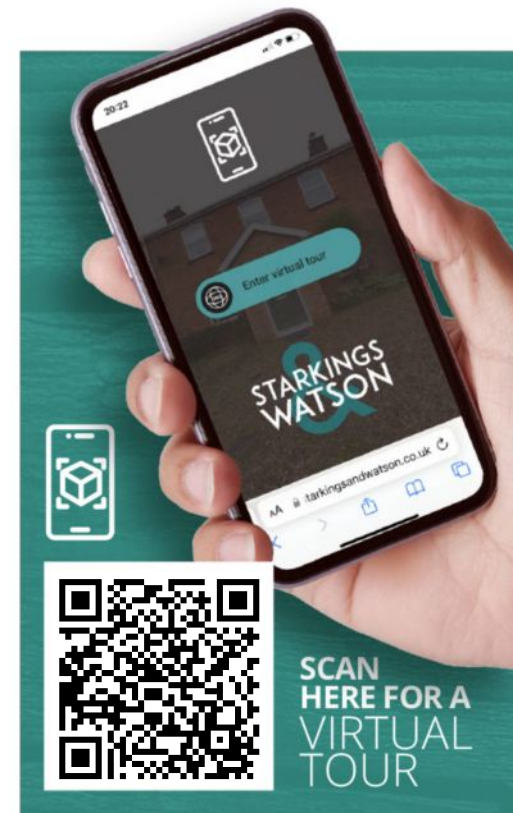
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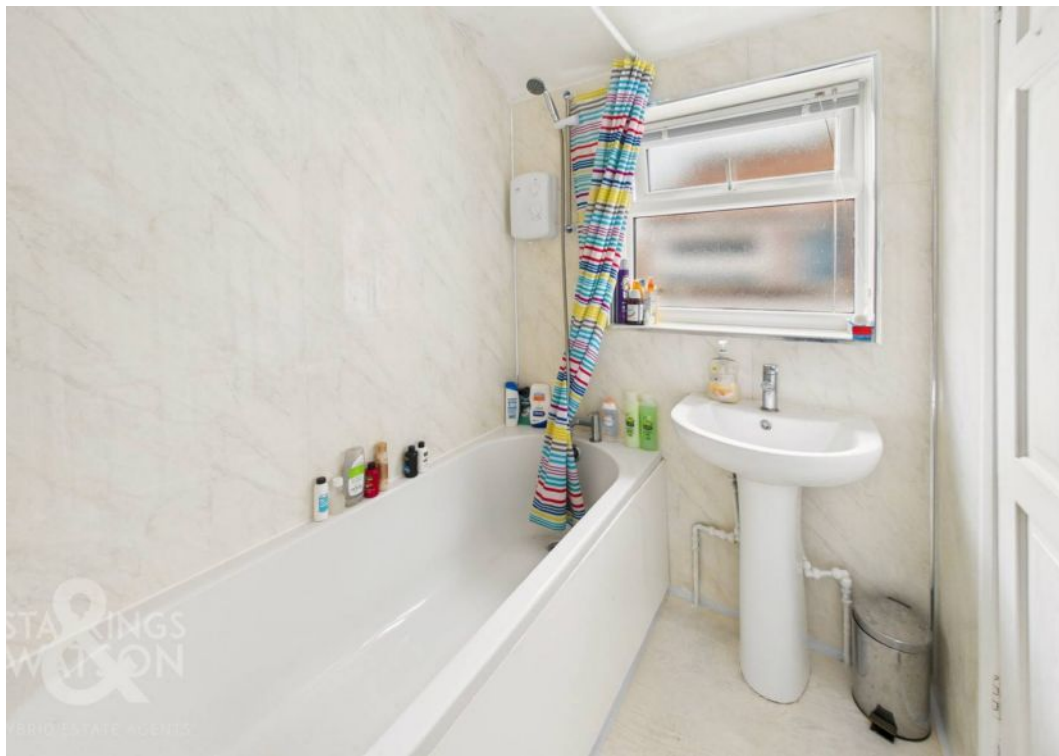
VIRTUAL TOUR

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

AGENTS NOTES

The local train line runs at the end of the garden.



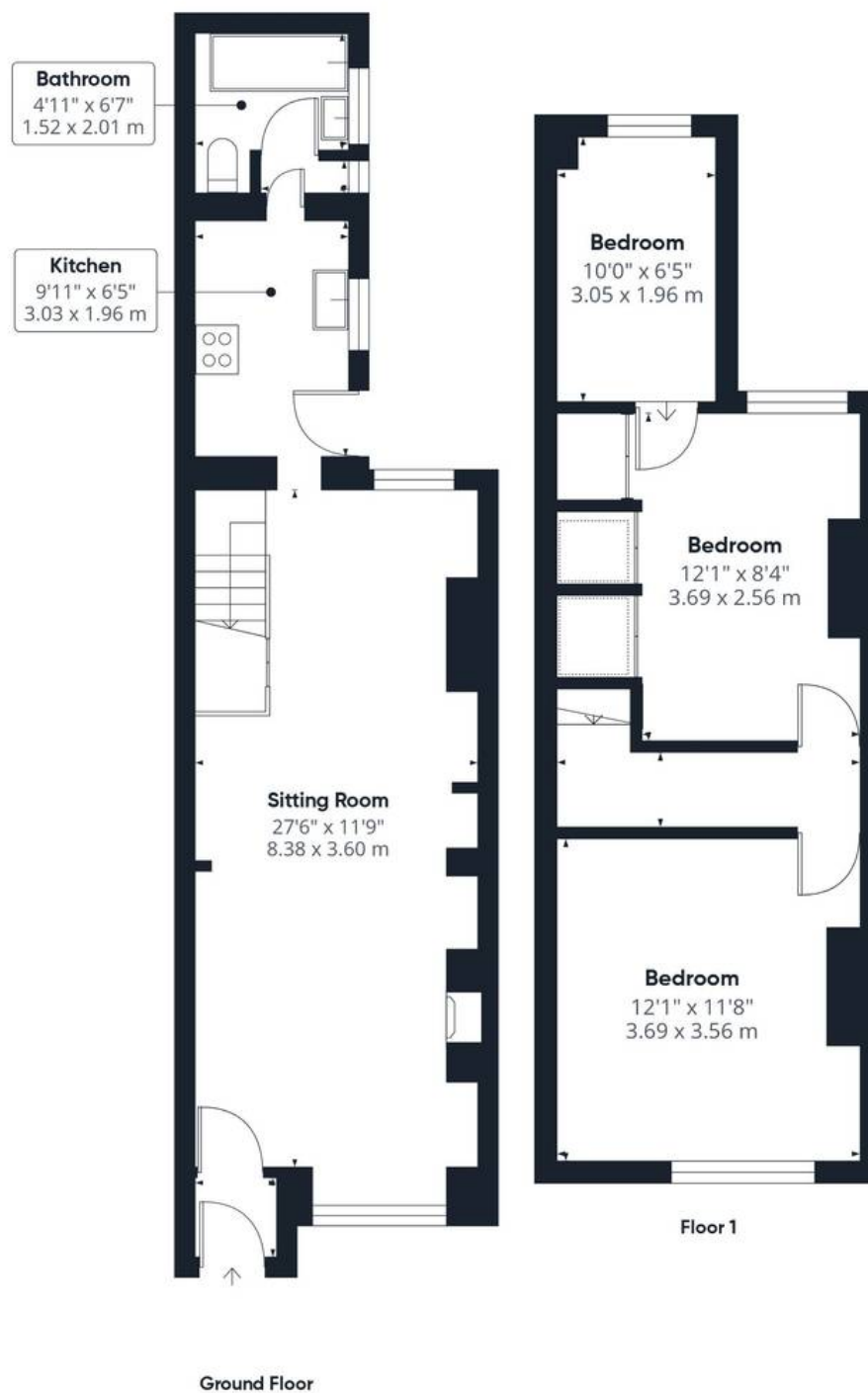




THE GREAT OUTDOORS

The rear garden offers an extensive space which has been split into two key sections, starting with the main low maintenance area of shingle, with a spacious patio ideal for entertaining and alfresco dining. Fully enclosed with timber panel fencing, the garden continues to offer the lawned area, with a range of mature planting, shrubbery and hedging.





Approximate total area⁽¹⁾

797 ft²

74 m²

Reduced headroom

0 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • lettingteam@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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