

SALES & LETTINGS

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Grange Walk, Wroxham, Norfolk, NR12 8RS

A beautifully presented, detached family home, that enjoys a private, tranquil setting, on a no through road, on a generous plot measuring approximately a quarter of an acre and located in a much sought-after area in the Norfolk Broads village of Wroxham. Conveniently located the property is less than a half a mile to the local amenities, that include Roys supermarket and department store, a post office, numerous riverside cafes and restaurants, a bank, doctor's surgery and dentist, the Primary and High School, Railway Station and access to the Broads.

Set well back and screened from the road, the property is approached along a gravel driveway providing access to ample off-road parking, a garage and separate workshop. To the rear, a neatly laid sun terrace, ideal for alfresco dining, extends away to a well-maintained south facing lawn garden with a workshop and bordered by shrubs.





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- DETACHED FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- VERSATILE ACCOMMODATION

- FOUR BEDROOMS, ALL WITH EN-SUITES
- NEARLY 2,200 SQUARE FEET OF LIVING SPACE
- EASY ACCESS TO THE NORWICH & COASTLINE

- PLOT MEASURING APPROX. QUARTER OF AN ACRE
- AMPLE OFF-ROAD PARKING, GARAGE & WORKSHOP
- NEATLY MAINTAINED SOUTH FACING REAR GARDEN

The property enters into a hallway where separate internal doors lead into two bedrooms, both with en-suites and the master with a dressing room. Further doors from the hallway lead into a modern and bright kitchen dining room, with a separate utility and W.C and a generous family lounge with double doors that overlook and open out to the rear garden. To the first floor, two further bedrooms both with en-suites complete the accommodation.

If you are looking for relaxation or recreation on your doorstep of the Broads waters, easy access to the capital city of Norwich by road or rail or simply the sandy beaches of the North Norfolk coastline; Wroxham lies within a thirty-minute car journey of each.

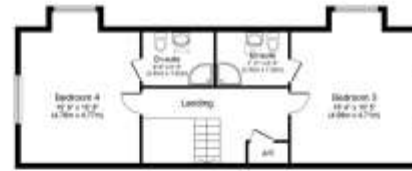




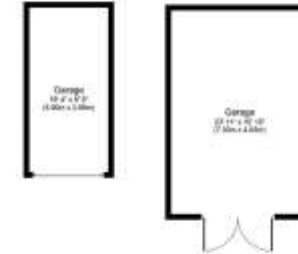
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Ground Floor
 Approximate Floor Area
 1,475 sq. ft.
 (137.0 sq. m.)



First Floor
 Approximate Floor Area
 723 sq. ft.
 (67.2 sq. m.)







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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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Stobart & Hurrell

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