

SALES & LETTINGS

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Tudor Lodge, Norwich Road, Wroxham, Norfolk, NR12 8RZ

A fabulous, spacious and versatile detached property, that has been extensively renovated, to an extremely high standard by the current owners to create a stunning family home. Located in a much sought-after area in the Norfolk Broads village of Wroxham and Hoveton. with easy access to the local amenities, that include Roys supermarket and department store, a post office, numerous riverside cafes and restaurants, doctor's surgery and dentist, the Primary and High School, Railway Station and the Norfolk Yacht Club.

Set well back and screened from the road by natural hedging, the property is approached through a timber gate onto a gravel driveway that provides access to a front lawn garden, ample off-road parking and an integral garage. To the rear, a broad sun terrace, ideal for alfresco dining with friends and family, extends away from the property to a neatly maintained, landscaped lawn garden with timber storage sheds.





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- DETACHED FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- VERSATILE, SPACIOUS FAMILY HOME

- AMPLE OFF-ROAD PARKING & GARAGE
- FOUR BEDROOMS, TWO WITH EN-SUITES
- STUNNING PRESENTATION THROUGHOUT

- EASY ACCESS TO THE NORWICH & COASTLINE
- GARDEN ROOM WITH UNDERFLOOR HEATING
- ENCLOSED LANDSCAPED REAR LAWN GARDEN

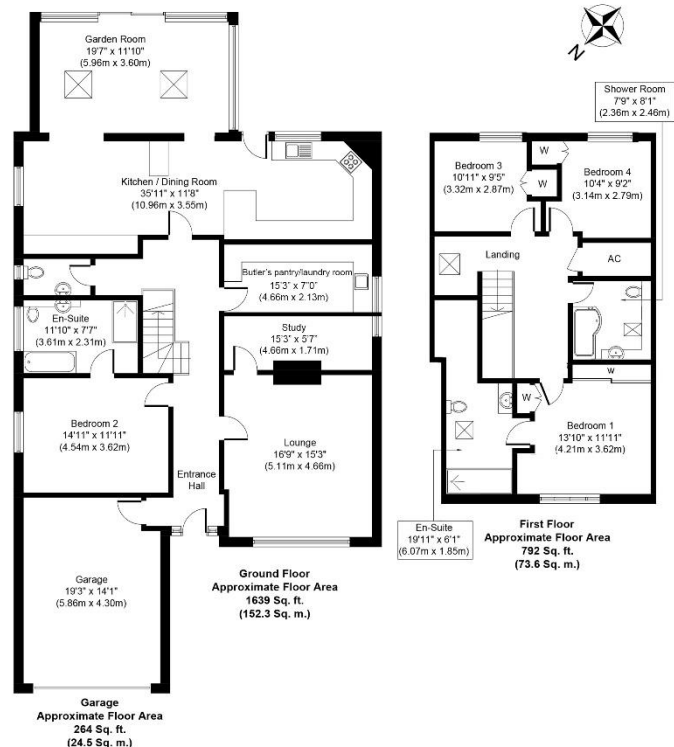
With stunning presentation throughout, the property affords a generosity of accommodation for any modern-day family. Arranged over two floors with four bedrooms, one of which is located on the ground floor with an en-suite, provides an opportunity, if desired, for single storey living. Two reception rooms, the lounge with a feature fireplace, separate study, butler's pantry/laundry room and a modern open plan kitchen, dining room with an adjoining garden room, with underfloor heating, and overlooking the rear garden. To the first floor, a spacious family bathroom, three bedrooms, all with built in storage and the master with an en-suite complete this versatile accommodation.

If you are looking for relaxation or recreation on your doorstep of the Broads waters, or short 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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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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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