

SALES & LETTINGS

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# Charles Close, Wroxham, Norfolk, NR12 8TU

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A substantial detached family home, with annexe potential, located within a cul-de sac in the heart of the picturesque riverside village of Wroxham, idyllically set amidst a collection of aspiring properties and in an area defined by its special architectural and historical interest.

Conveniently located within walking distance of the town centre, providing easy access to the local amenities including Roys' supermarket and department store, post office, cafés, and public houses, plus a doctor's surgery, dentist and schooling for all ages. The river Bure runs through the village connecting the Broads and is a popular starting point for a boating adventure, wildlife watching or a lazy afternoon in one of the many riverside eateries.

Set on a generous plot exceeding a third of an acre, the property is positioned back from the road, and is approached over a horseshoe driveway, providing ample off-road parking and access to a neatly maintained front lawn garden and a double garage, part of which has been converted into a two-bedroom dwelling. With its own separate entrance, it could easily be used for additional family accommodation or a holiday let business. To the side of the property, timber gates grants access to a generous enclosed lawn garden bordered by mature hedging and with a separate workshop and a covered terrace, ideal for alfresco dining with friends and family.





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- CUL-DE-SAC LOCATION
- WALKING DISTANCE TO AMENITIES
- PLOT EXCEEDING A THIRD OF AN ACRE

- OFF-ROAD PARKING & DOUBLE GARAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- SEVEN BEDROOMS, TWO WITH EN-SUITES

- LOCATED IN THE NORFOLK BROADS CAPITAL
- DETACHED HOUSE WITH ANNEXE POTENTIAL
- LESS THAN EIGHT MILES TO CAPITAL CITY OF NORWICH

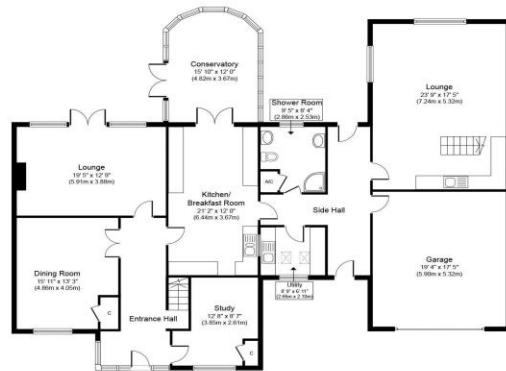
Beautifully presented throughout the main entrance provides access into a hallway where separate internal doors lead into a formal dining room, a study and a family lounge with feature fireplace and double doors that lead out to the rear garden. A further door from the hallway leads into a kitchen breakfast room with an adjoining conservatory and further access to the garden. From the kitchen, a side hall leads into a shower room, a separate utility, the garage and the lounge of the annexe. To the first floor there is a family bathroom, and five bedrooms, three with built-in storage and two with en-suites.

Whether as a family home or an idyllic place to escape to the country and the renowned Norfolk Broads, life at the property is further complemented by its local transport links, buses and trains to the Norfolk coastline as well as Norwich city centre, renowned for its historical interest, excellent shopping outlets, restaurants and nightlife.





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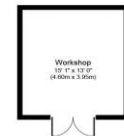
**Ground Floor**  
Approximate Floor Area  
1,938 sq. ft.  
(180.0 sq. m.)



**First Floor**  
Approximate Floor Area  
1,399 sq. ft.  
(130.0 sq. m.)



**Outbuilding**  
Approximate Floor Area  
201 sq. ft.  
(18.6 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		82 B
69-80	C	74 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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