

# SALES & LETTINGS

## STOBART & HURRELL



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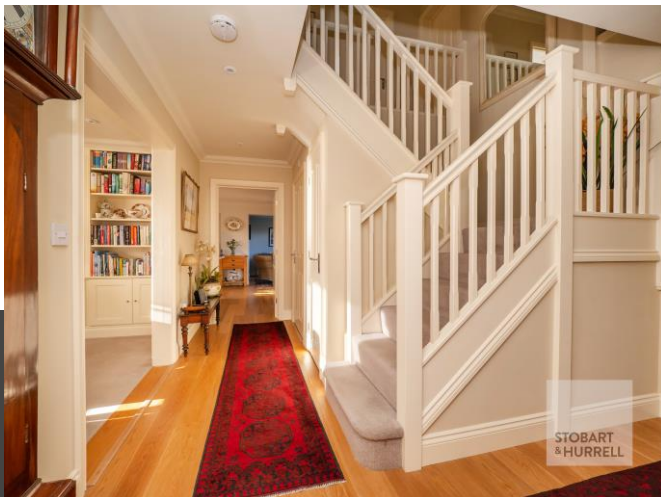
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# Stevenson Road, Wroxham, Norfolk, NR12 8FE

A spacious and beautifully presented detached family home constructed by the Award-Winning house builders, Hopkins Homes. Located within a cul-de-sac in a small development on the fringe of Wroxham, known as the 'Capital of the Broads', and a part of the Norfolk Broads particularly revered by families requiring access to local schooling or for those simply seeking relaxation or recreation on the doorstep of the renowned Broads waters.

Set back from the road and with views over a communal green space, the property is approached from the front through timber fencing onto a pathway bordered by an easy to maintain garden. To the side, a hard standing driveway provides off-road parking and access to a double garage. To the rear, a paved terrace, ideal for alfresco dining with friends and family, extends away to a neatly maintained south facing lawn garden with mature shrubs.







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- DETACHED FAMILY HOME
- POPULAR BROADS LOCATION
- LOCAL TO VILLAGE AMENITIES

- A STROLL TO THE WATER'S-EDGE
- AWARD WINNING HOPKINS HOME
- OFF-ROAD PARKING & DOUBLE GARAGE

- BEAUTIFULLY PRESENTED THROUGHOUT
- THIRTY MINUTES TO CITY OR COASTLINE
- FOUR BEDROOMS, TWO WITH EN-SUITES

The main entrance to this modern and ready to move into property, leads into a spacious hallway where separate internal doors provide access to a study, a cloakroom, a snug, and a family lounge with feature fireplace, double doors that lead out to the rear garden and an adjoining dining room that leads back into the hallway. A further door leads into the heart of the home, a bright, open plan kitchen breakfast room with a snug and a separate utility. To the first floor, a family bathroom and four bedrooms, three with built in storage and two with en-suites, complete the accommodation.

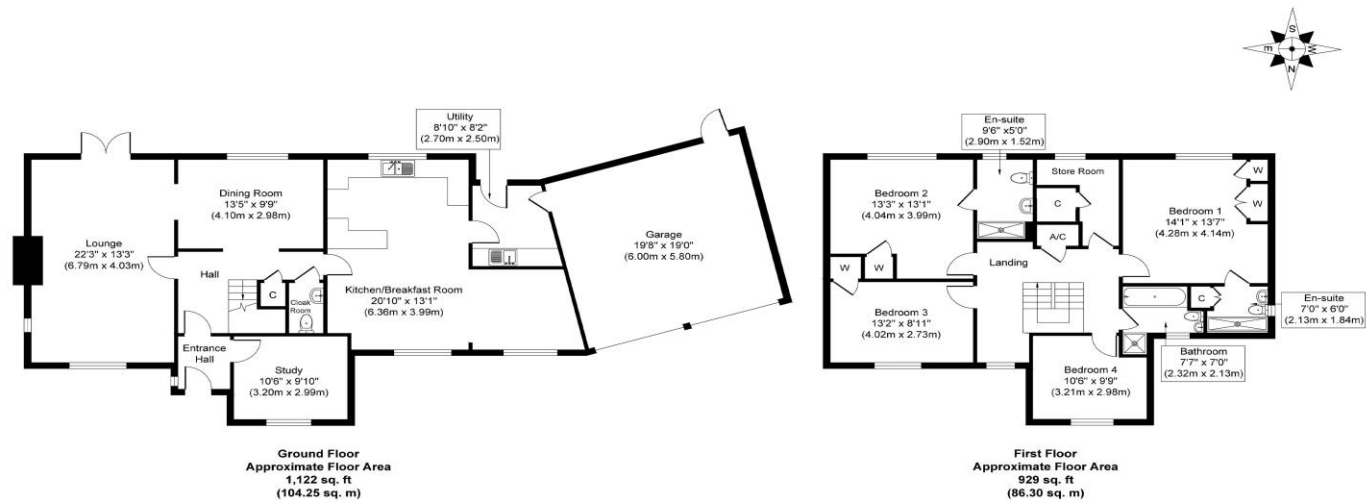
Wroxham is an area of approximately eighty-five acres of riverways, woodlands and residential development. It affords the perfect opportunity for a river cruise, lunch at one of the many cafes and restaurants or a shopping spree in the famous Roys department store. The recent opening of the dued Northern Distributor Road further complements the property's proximity to the historic city of Norwich, with its excellent retail therapy, train station, international airport, night life and extensive historical interest.







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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	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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Stobart & Hurrell

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