

# SALES & LETTINGS

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# Stevenson Road, Wroxham, Norfolk, NR12 8FE

Built in 2017, by the Award-Winning house builders, Hopkins Homes, is this beautifully presented and ready to move into detached family home. Located within a cul-de-sac in a small development of similar properties 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 the local schooling or for those simply seeking relaxation or recreation on the doorstep of the renowned Broads waters.

Set back from the road, with an easy to maintain frontage, the property benefits from field views to the front. To the side, there is off-road parking, access to a double garage and a gated entrance to the rear garden, where a neatly tended lawn is bordered by planted flower beds, paved walkways and a seating area, ideal for alfresco dining with friends and family.







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- BESPOKE MADE KITCHEN
- DETACHED FAMILY HOME
- LOCAL TO VILLAGE AMENITIES

- OFF-ROAD PARKING & GARAGE
- AWARD-WINNING HOPKINS HOME
- POPULAR NORFOLK BROADS LOCATION

- THIRTY MINUTES TO CITY OR COASTLINE
- FOUR BEDROOMS, EN-SUITE TO PRINCIPAL
- WELL-MAINTAINED GARDENS WITH SEATING AREA

The main entrance to this spacious family home provides access into a hallway where separate internal doors lead into a cloakroom, a separate dining room, an impressive bespoke kitchen with an adjoining utility and a generous dual-aspect lounge with feature fireplace and double doors that overlook and open into the rear garden. To the first floor, a family bathroom and four bedrooms, the master with built in storage and an en-suite completes 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 duelled 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.

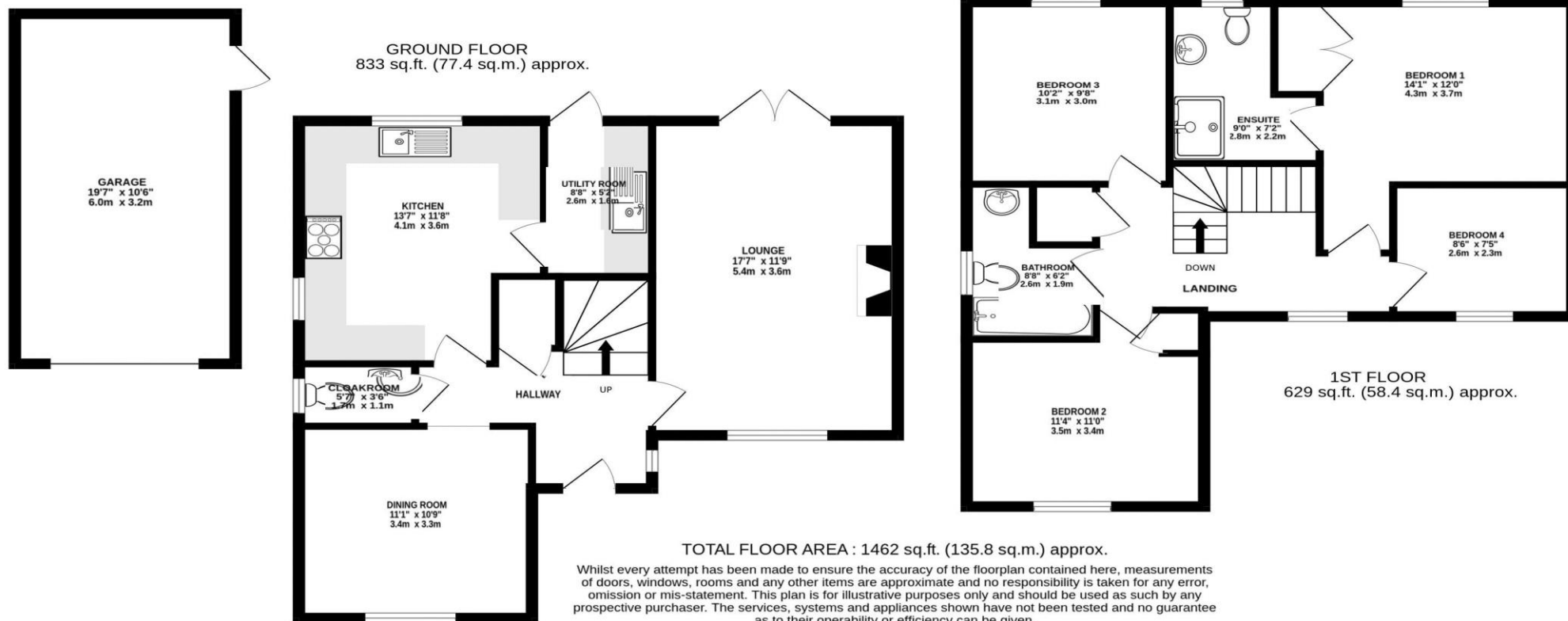






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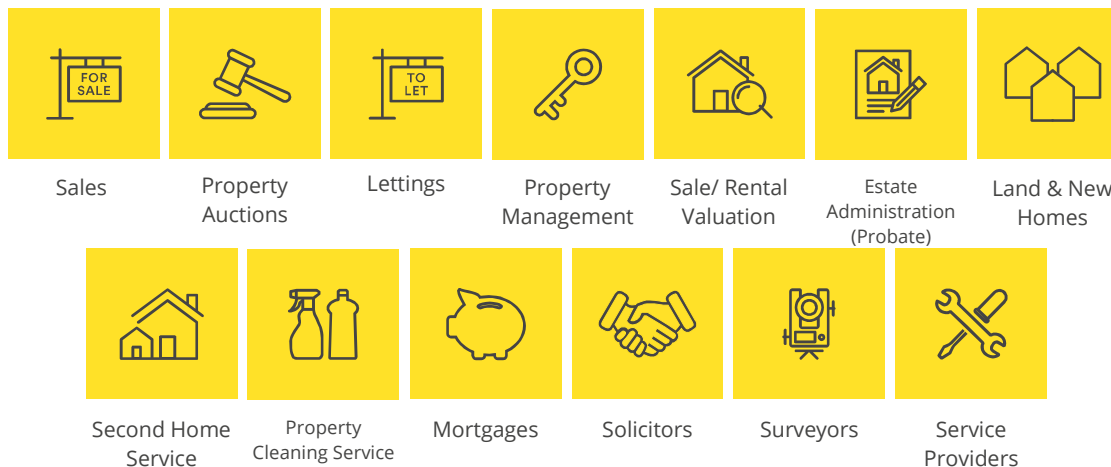


Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.



Come in and meet us, visit us on line or call and speak to one of the team to learn more.

Stobart & Hurrell

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