

SALES & LETTINGS

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Stevenson Road, Wroxham, Norfolk, NR12 8FE

A handsome, modern family home built by the Award-Winning house builders, Hopkins Homes. Located within in a small development on the fringe of Wroxham; 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.

This contemporary home is well maintained and affords ready accommodation for families, professional couples and those looking to relocate to the area. To the front, the property is approached over a shingle driveway providing off-road parking and access to a garage. To the rear, a paved terrace extends away from the property to a generous and beautifully landscaped lawn garden bordered by matures shrubs and trees and thoughtfully planted flower beds creating all year-round blooms.





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- DETACHED
- ENCLOSED REAR GARDEN
- POPULAR BROADS LOCATION

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

- THIRTY MINUTES TO CITY OR COASTLINE
- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR BEDROOMS, MASTER WITH EN-SUITE

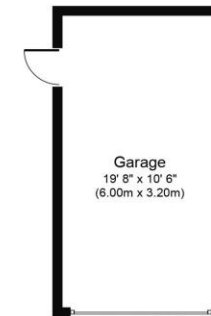
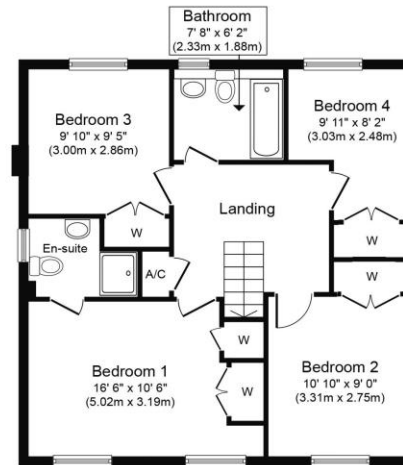
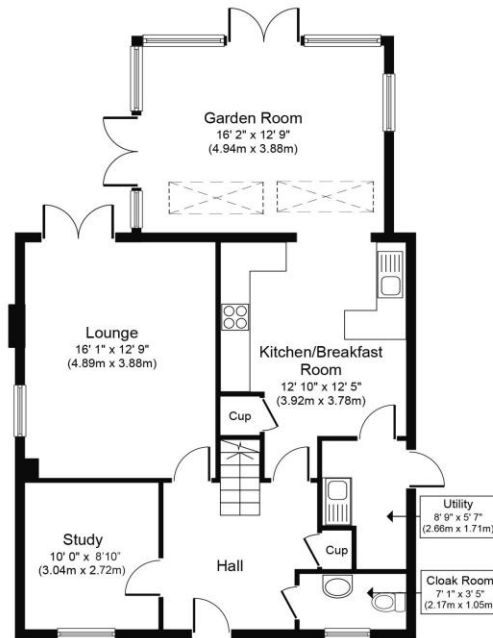
This family home enters via a paved pathway bordered by a lawn garden, and into a welcoming entrance hallway where separate internal doors lead into a cloakroom, a study and a generous lounge with feature fireplace and double doors opening out to the rear garden. To the rear of the property, a newly fitted and extended kitchen breakfast room with separate utility, leads through to a bright and modern garden room where two sets of double doors overlook and open out to the rear terrace and garden. To the first floor, a family bathroom and four bedrooms, all with built in storage and the master with an en-suite shower room complete the accommodation.

With all year-round appeal, the property benefits from its location in the famous Norfolk Broads village of Wroxham; crowned the Broad's Capital. Access to the capital city of Norwich or simply the sandy beaches of the North Norfolk coastline lie within a thirty-minute car journey of each, or a short bus or train journey.





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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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Stobart & Hurrell

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