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Buregate House, Church Lane, Wroxham, Norfolk, NR12 8SH

Tucked away along a peaceful, leafy lane and set on a generous quarter-acre plot, this beautifully maintained family home offers a rare opportunity to enjoy the tranquillity of the Norfolk Broads while remaining conveniently close to everyday amenities. Its location, often sought but seldom found, combines the charm of rural living with the practicality of nearby schools, a doctor's surgery, independent shops, Roy's renowned supermarket and department store, cafés, riverside restaurants, and traditional public houses.

The property sits well back from the lane, screened by a low brick wall and mature hedging, and is approached via a wide shingle driveway that provides ample off-road parking and leads to a double garage. To the rear, a spacious paved sun terrace extends from the house into an enclosed and beautifully landscaped lawned garden, bordered by established trees and shrubs, creating a private and peaceful retreat. At the far end of the garden, a well-tended vegetable plot with a timber shed adds to the property's appeal.





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- DETACHED
- HIGHLY SOUGHT LOCATION
- CLOSE TO LOCAL AMENITIES

- CAPITAL OF NORFOLK BROADS
- WELL-PRESENTED THROUGHOUT
- FOUR BEDROOMS MASTER WITH EN-SUITE

- PLOT MEASURING A QUARTER OF AN ACRE
- NEW BOILER & MAINS PRESSURE HW SYSTEM
- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE

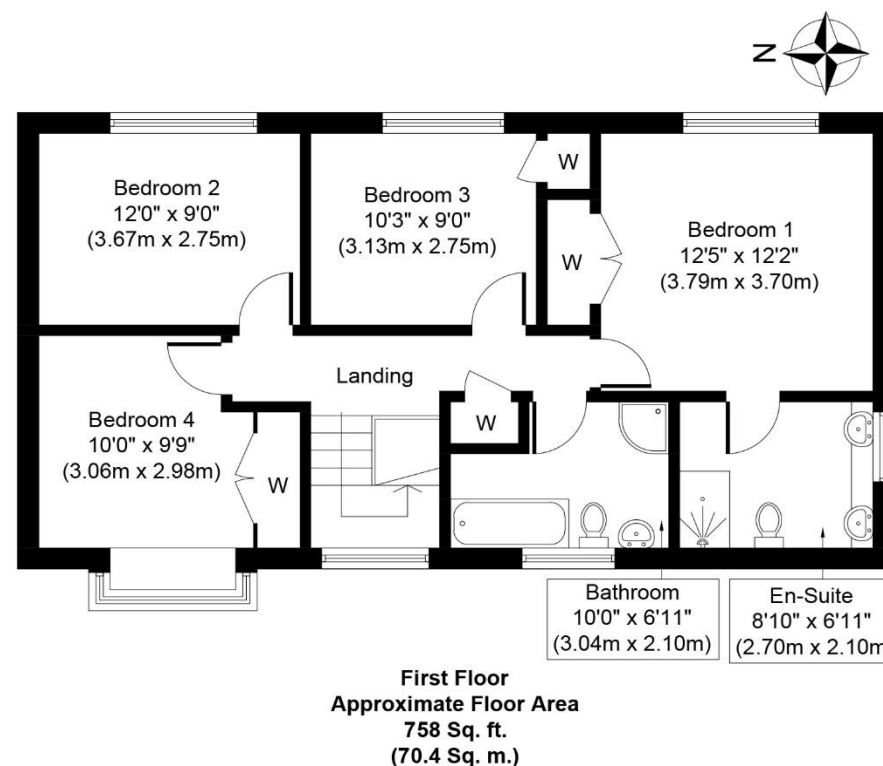
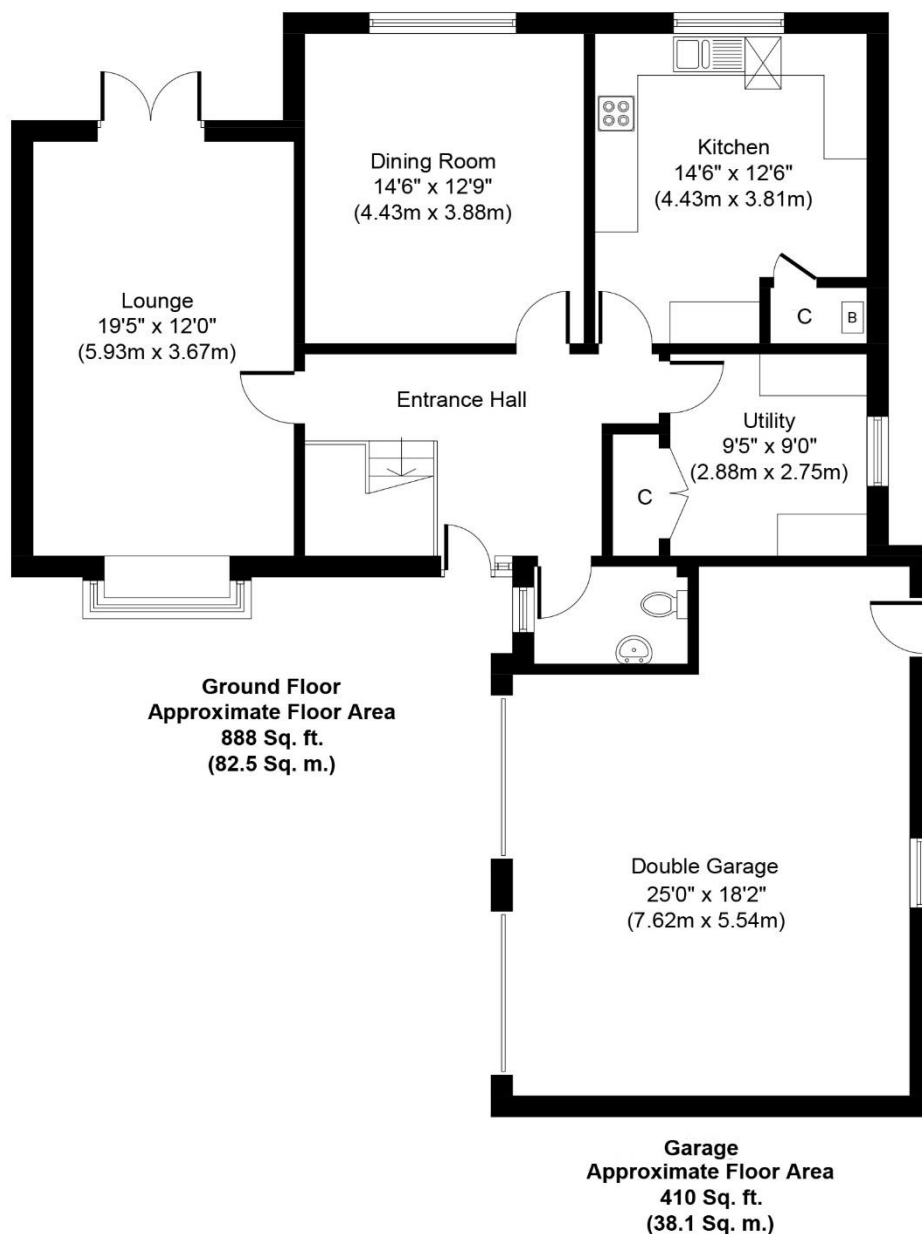
Inside, the home is well presented throughout, beginning with a broad entrance hall that leads to a cloakroom, a separate utility room with built-in storage, a dining room, a well-appointed kitchen, and a bright, comfortable lounge featuring oriole windows, a fireplace with log burner, and double doors opening to the rear terrace—ideal for indoor-outdoor living and entertaining. Upstairs, the first-floor landing leads to four generously sized bedrooms, three of which have built-in wardrobes, including the principal bedroom which benefits from its own en-suite shower room. A spacious family bath and shower room serves the remaining bedrooms.

Perfectly positioned for both recreation and convenience, the property sits within easy reach of the Norfolk Broads. The historic city of Norwich and the sandy beaches of the North Norfolk coast are both accessible within a thirty-minute drive or train journey. Positioned less than a mile from Wroxham Train Station and the Norfolk Yacht Club, and only around three quarters of a mile from local shops and services, this home offers the perfect blend of countryside serenity and modern connectivity.





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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. 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	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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