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194 Norwich Road, Wroxham, Norfolk, NR12 8SA

This charming period semi-detached property offers a fantastic opportunity for first-time buyers or investors looking to tap into the thriving Norfolk Broads holiday market.

Perfectly positioned in an area that enjoys year-round appeal, the property benefits from its location in the iconic village of Wroxham—often referred to as the Capital of the Broads. Here, you'll find a wealth of local amenities including well-regarded schools, a post office, riverside cafés and restaurants, and the popular Roy's supermarket and department store.

Set back from the road, the home is approached via a hardstanding driveway that provides off-road parking for two to four vehicles. To the rear, a generous enclosed garden offers ample outdoor space and includes a detached garage/workshop and a timber storage shed.

The property is accessed via a side entrance into a hallway, with doors leading into a bright family lounge featuring a bay window and a characterful multi-fuel fireplace, and a separate dining room ideal for entertaining. Adjoining the dining room is a kitchen, a utility area, and a ground-floor wet room. Upstairs, there are two double bedrooms and a family bathroom.

Whether you're seeking a peaceful retreat on the Broads, convenient access to Norwich city centre, or a coastal escape to the sandy beaches of North Norfolk, Wroxham is ideally located—with all three within easy reach, making this a truly versatile and appealing home.



Semi-Detached



House



Older



2 Bathrooms



2 Receptions



2 Bedrooms



Tax Band B



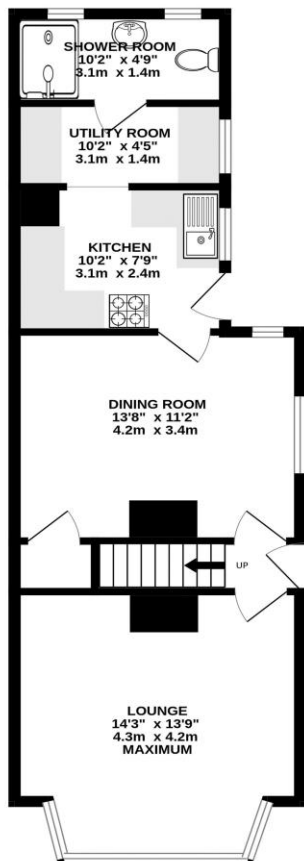
Off-Road
Parking



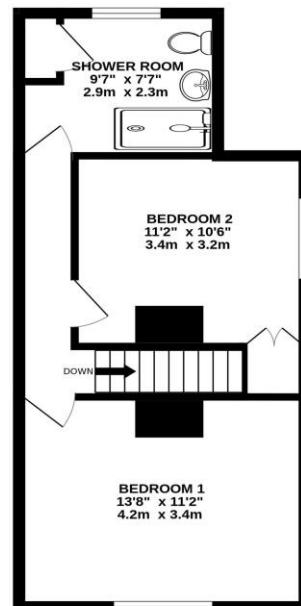
Garage/
Workshop



GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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