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78 Norwich Road, Wroxham, Norfolk, NR12 8RX

Thoughtfully renovated by the current owners, this impressive detached chalet bungalow offers a spacious and versatile layout, perfectly suited to modern family living. Stylishly presented throughout, the property combines contemporary comforts with inviting character, making it a truly special home.

Ideally located in the sought-after village of Wroxham, affectionately known as the Capital of the Norfolk Broads, this home enjoys year-round appeal thanks to its proximity to a wealth of local amenities. Within easy reach are well-regarded schools, a post office, riverside cafés and restaurants, and the ever-popular Roy's supermarket and department store. Whether for everyday convenience or relaxed leisure, Wroxham offers a lifestyle hard to beat.

Set well back from the road, the property is approached via a shingle frontage offering off-road parking. A side driveway extends to the rear, providing additional parking, access to a garage, and a fantastic covered entertaining area complete with built-in BBQ, wood store, and a convenient W.C.—perfect for hosting friends and family throughout the seasons. The rear garden is a true highlight: lovingly landscaped with mature planting, lush lawns, an established vegetable patch, and a covered terrace offering both beauty and practicality.





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- NORFOLK BROADS CAPITAL
- CLOSE TO LOCAL AMENITIES
- THREE TO FOUR BEDROOMS

- DETACHED CHALET BUNGALOW
- OFF-ROAD PARKING & GARAGE
- OUTSIDE BBQ & COVERED PATIO

- WELL-PRESENTED THROUGHOUT
- BEAUTIFULLY LANDSCAPED GARDENS
- THIRTY MINUTES TO THE CITY & COASTLINE

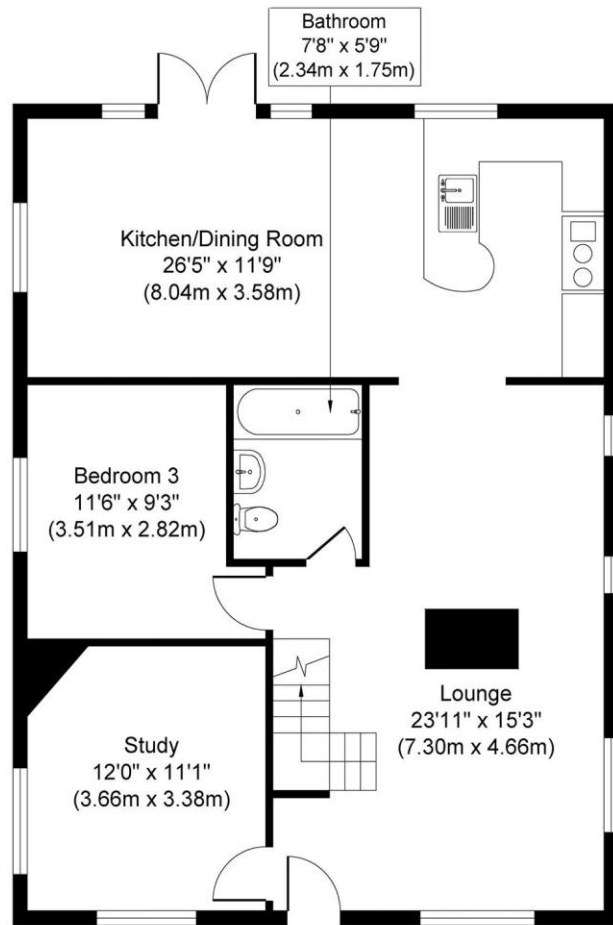
Inside, the home opens into a bright and welcoming open-plan lounge with a central wood-burning fireplace, creating a warm and inviting heart to the home. The ground floor also features two bedrooms—one of which could serve as a study—alongside a stylish family bathroom. The open-plan kitchen is well-equipped with a range cooker and breakfast bar, seamlessly flowing into a generous dining area. From here, double doors open out to the garden, enhancing the connection between indoor and outdoor living. Upstairs, you will find two further bedrooms, both with en-suite facilities. The principal bedroom also boasts a private balcony overlooking the beautiful rear garden, a peaceful spot for a morning coffee or evening unwind.

Whether you're looking for a quiet retreat near the Broads, quick access to Norwich city centre, or a base close to the stunning North Norfolk coastline, this property offers a rare combination of comfort, location, and lifestyle—making it a home not to be missed.

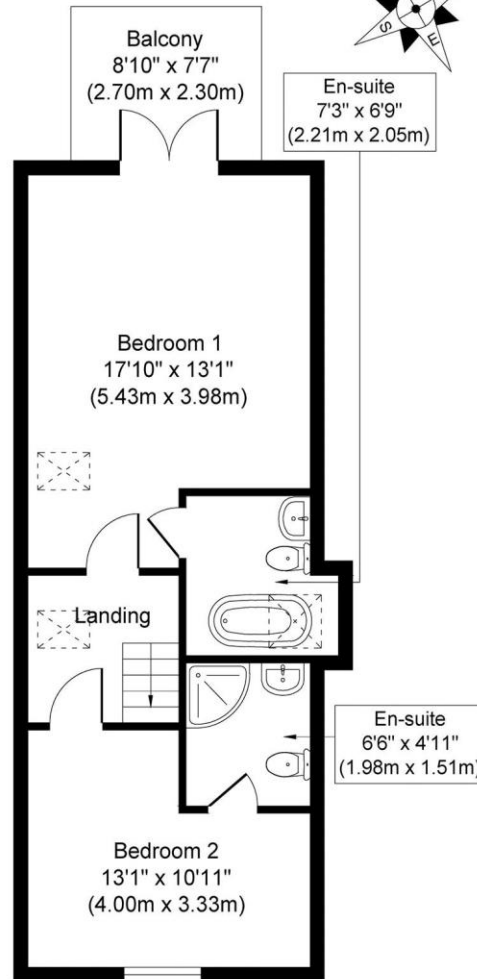




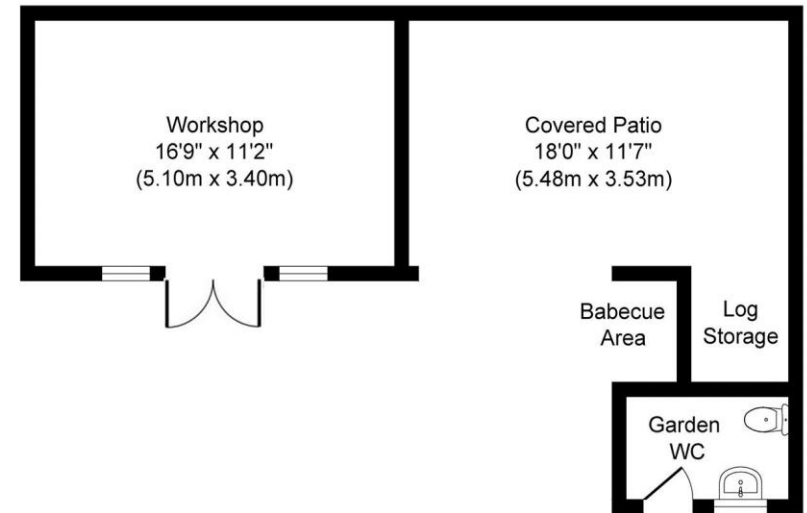
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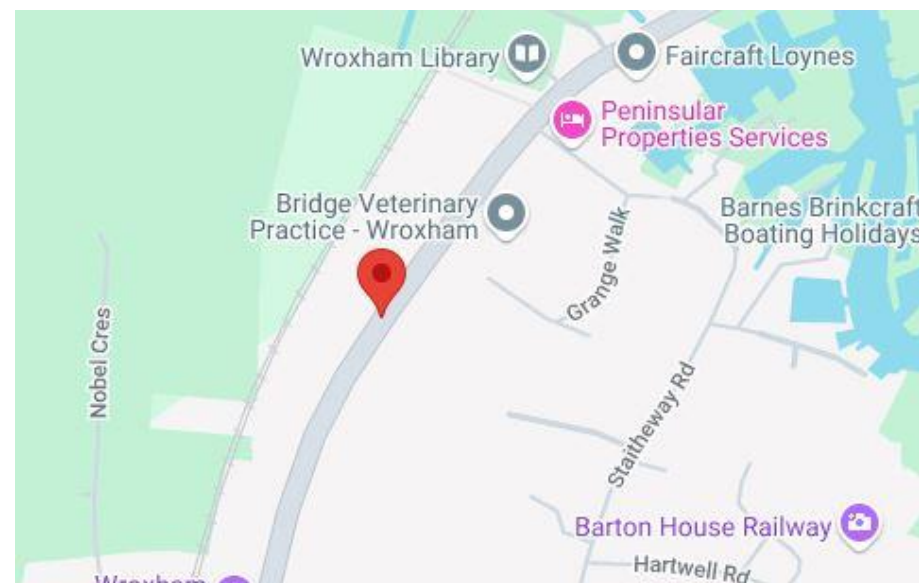
Ground Floor
Approximate Floor Area
963 sq. ft
(89.50 sq. m)



First Floor
Approximate Floor Area
476 sq. ft
(44.24 sq. m)



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.





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