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177 Norwich Road, Wroxham, Norfolk, NR12 8RZ

A fabulous and versatile detached family home, beautifully maintained by the current owners to an exceptional standard, creating a truly stunning residence in the much sought-after Norfolk Broads village of Wroxham and Hoveton.

Perfectly positioned, along a private road, the property enjoys easy access to a wealth of local amenities, including Roys supermarket and department store, a post office, riverside cafés and restaurants, doctor's surgery, dentist, schools, the railway station, and the Norfolk Yacht Club.

Set well back from the road, the property is approached via a gravel driveway providing ample off-road parking, access to a storage shed, and an integral double garage. The frontage is neatly presented with raised beds and established planting, creating a welcoming first impression. To the rear, a broad sun terrace offers the perfect setting for alfresco dining and entertaining, extending onto a beautifully landscaped, south east facing lawn garden framed by mature shrubs and trees. A timber shed provides additional storage, while a paved seating area at the bottom of the garden creates a peaceful retreat, ideal for moments when you simply want to escape and unwind.





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- DETACHED FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- FIVE BEDROOMS, TWO WITH EN-SUITES

- VERSATILE, SPACIOUS ACCOMMODATION
- STUNNING PRESENTATION THROUGHOUT
- EASY ACCESS TO THE NORWICH & COASTLINE

- ENCLOSED LANDSCAPED REAR LAWN GARDEN
- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE
- OPEN PLAN KITCHEN DINING ROOM & LOUNGE

Inside, the home presents a generous and flexible layout, thoughtfully designed for modern family living. Arranged over two floors, the ground floor offers two inviting reception rooms, including a sitting room with a feature fireplace, a versatile study or sixth bedroom, and a stunning open-plan kitchen with adjoining utility and dining area. This space seamlessly flows into the lounge, where bi-folding doors open onto the garden, creating a perfect blend of indoor and outdoor living.

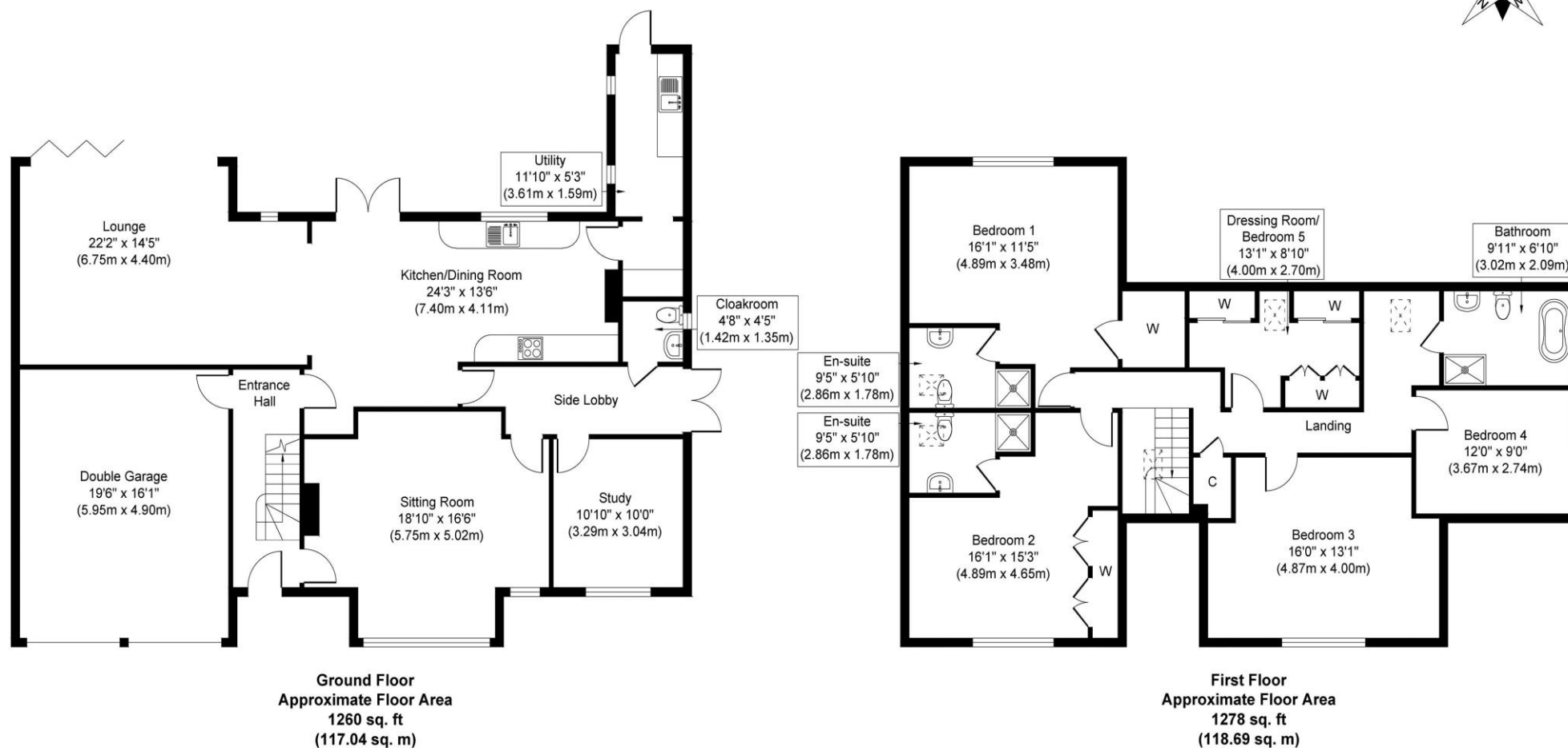
Upstairs, four well-proportioned bedrooms include two with en-suites and built-in storage, alongside a fifth bedroom currently a dedicated dressing room, and a stylish family bathroom, completing the accommodation.

The location adds even further appeal: whether it's relaxation or recreation on the Broads, a short journey into the historic cathedral city of Norwich, or a day trip to the sandy beaches of the North Norfolk coastline, Wroxham places all three within a thirty-minute reach.





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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





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