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37 Keys Drive, Wroxham, Norfolk, NR12 8SS

A well-presented detached family home, tucked away in a peaceful cul-de-sac on the edge of the sought-after waterside village of Wroxham. The property enjoys a superb location within the Norfolk Broads, an area much admired by families seeking excellent schools, as well as those simply looking to enjoy recreation and relaxation by the renowned Broads waters.

Perfectly positioned, the property sits along a convenient bus route into Norwich and the Norfolk & Norwich Hospital. Everyday essentials are close at hand, with a local shop within walking distance, while Wroxham train station, primary and high schools, a medical centre, and a variety of riverside cafés and restaurants all lie just over a mile away. For water-sport enthusiasts, public slipways at Wroxham and Caen Meadow provide easy access to the water, alongside scenic riverside pathways for walking and cycling

Set back from the road behind a neat, low-maintenance front garden, the property is approached via a hardstanding driveway providing ample off-road parking and access to the garage. To the rear, a broad paved terrace offers the perfect setting for alfresco dining and entertaining, extending onto a generous, well-kept lawn bordered by mature shrubs and planting.





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- CUL-DE-SAC LOCATION
- DETACHED FAMILY HOME
- WELL- PRESENTED THROUGHOUT

- IDYLIC NORFOLK BROADS LOCATION
- SPACIOUS KITCHEN BREAKFAST ROOM
- LESS THAN SIX MILES TO THE COASTLINE

- AMPLE OFF-ROAD PARKING AND GARAGE
- FOUR BEDROOMS, MASTER WITH EN-SUITE
- AROUND THIRTY MINUTES TO THE CITY OF NORWICH

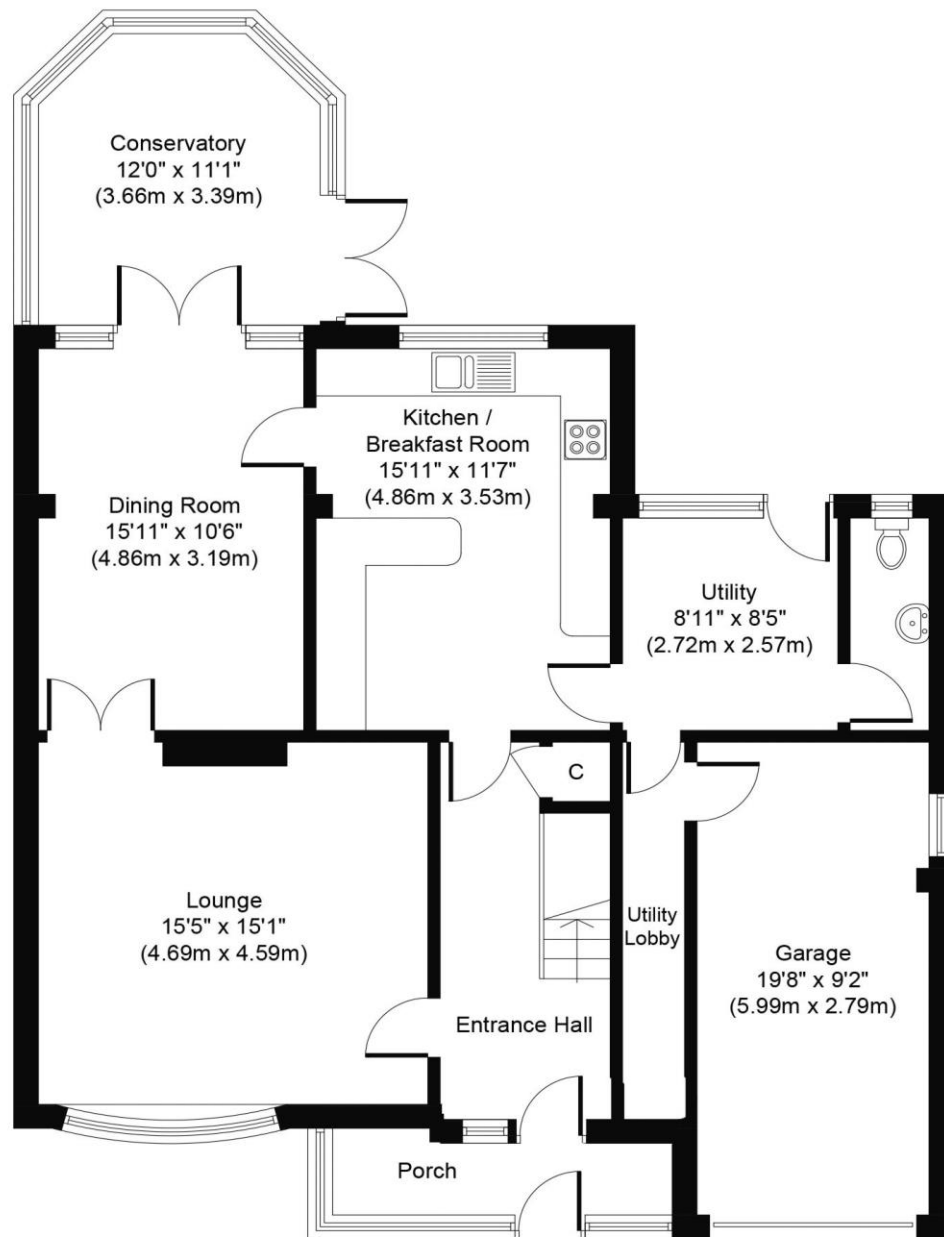
The home enters into a practical porch and welcoming hallway, leading into a spacious family lounge with a bay window and double doors opening into the dining room. From here, further double doors flow seamlessly into a generous conservatory, overlooking and opening out to the rear terrace. At the rear of the property, a bright kitchen/breakfast room connects to a utility area, cloakroom, and a useful lobby providing internal access to the garage. Upstairs, the landing leads to four bedrooms, three of which are doubles. Two feature built-in wardrobes, while the master boasts its own en-suite shower room. A modern family bathroom completes the first-floor accommodation.

Whether you're seeking waterside leisure, a short commute into the vibrant city of Norwich, or a day at the sandy beaches of the North Norfolk coast, Wroxham places it all within a convenient thirty-minute journey.



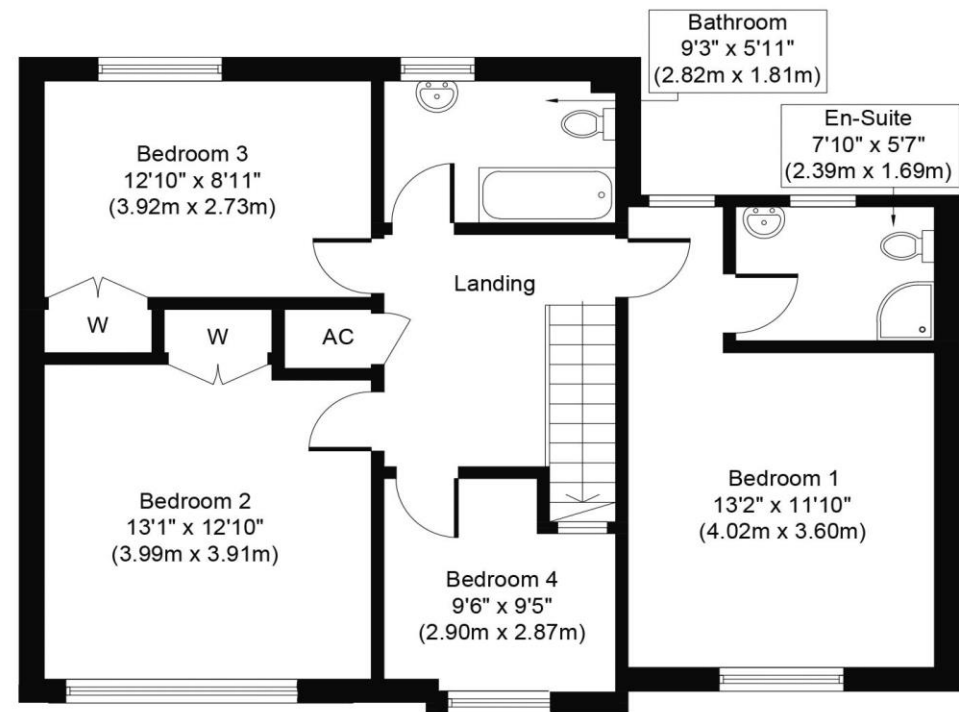


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Ground Floor
Approximate Floor Area
1074 Sq. ft.
(99.8 Sq. m.)

Garage
Approximate Floor Area
181 Sq. ft.
(16.8 Sq. m.)



First Floor
Approximate Floor Area
814 Sq. ft.
(75.6 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. 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		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





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Stobart & Hurrell

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