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20 Staitheaway Road, Wroxham, Norfolk, NR12 8TH

A substantial detached family home, offering generous and versatile accommodation ideally suited to modern living. Enviably located in one of the most desirable areas of Wroxham, often referred to as The Gateway to the Norfolk Broads, this impressive property provides the perfect balance of space, comfort, and tranquility. Whether enjoyed as a full-time residence or a peaceful riverside retreat, it offers an exceptional setting for those seeking recreation and relaxation on Norfolk's famous waterways.

Set on a generous plot exceeding a quarter of an acre, the property is tucked away from the road and approached via a hardstanding driveway providing ample off-road parking, access to an integral double garage, and a neatly landscaped frontage framed by mature shrubs. To the rear, a private south-east facing garden creates a serene haven, featuring a paved terrace ideal for entertaining, a well-tended lawn bordered by mature trees, and complemented by a timber summer house and storage shed.





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- DETACHED FAMILY HOME
- NORFOLK BROADS CAPITAL
- IDEAL ESCAPE TO THE COUNTRY

- WELL-PRESENTED THROUGHOUT
- SOUTH EAST FACING REAR GARDEN
- PLOT EXCEEDING QUARTER OF AN ACRE

- OFF-ROAD PARKING & DOUBLE GARAGE
- VERSATILE & SPACIOUS ACCOMMODATION
- THREE TO FOUR BEDROOMS, ONE WITH EN-SUITE

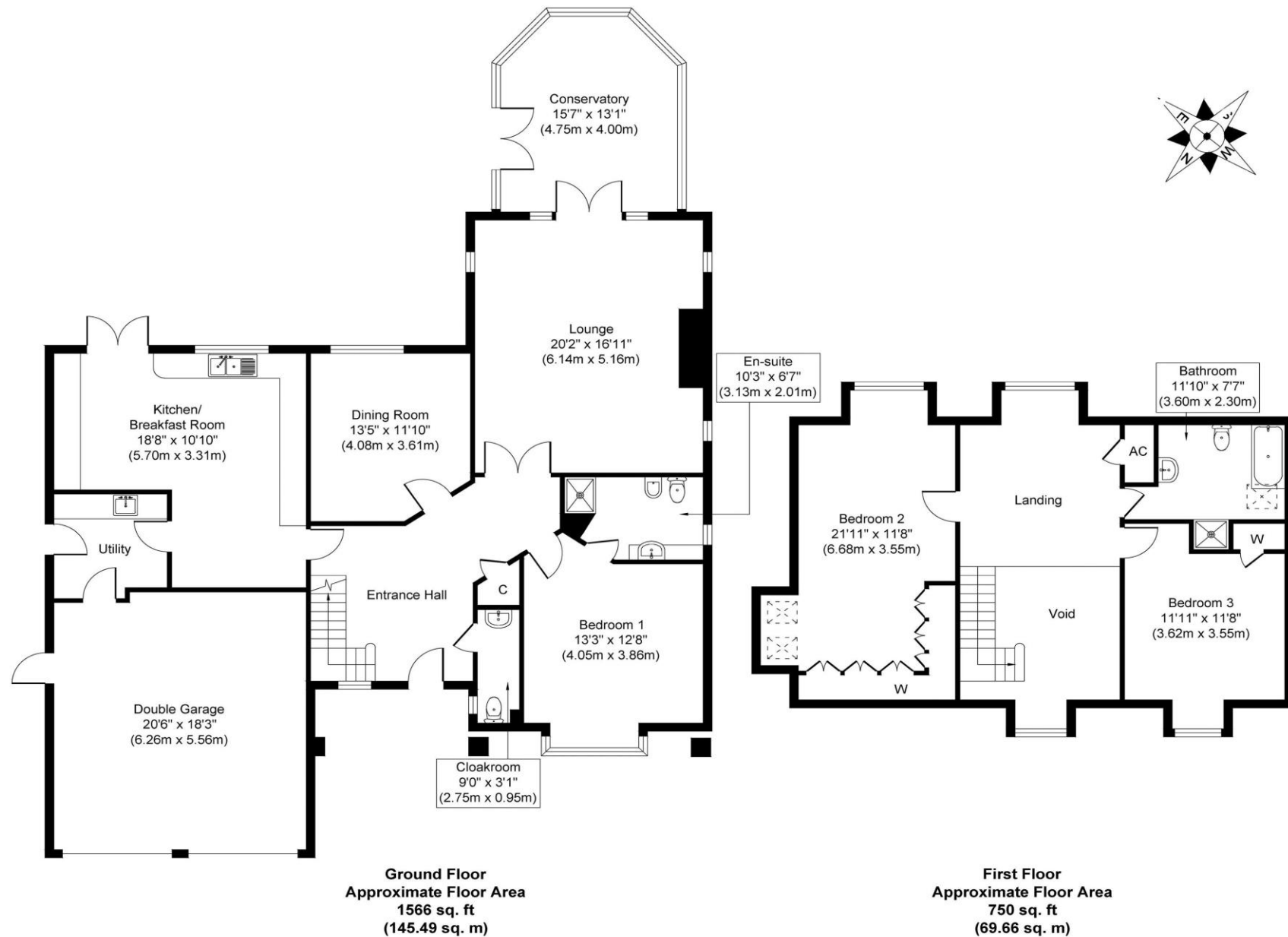
Inside, the home boasts nearly 2,500 sq. ft. of well-planned living space, designed to accommodate a variety of lifestyles. The bright and welcoming entrance hall leads to a cloakroom, a formal dining room, that could equally be used as a guest or fourth bedroom, a ground-floor bedroom with en-suite, and a spacious lounge with a feature fireplace that flows into a conservatory, offering delightful views and direct access to the garden. The kitchen/breakfast room provides the perfect hub for family life, served by a separate utility room with rear access. Upstairs, a broad landing area, ideal for a study or home office, opens to two generous double bedrooms, both with built-in storage, and a family bath and shower room completing the accommodation.

Perfectly positioned, this family home benefits from close proximity to an excellent range of local amenities, including schools for all ages, a doctor's surgery, post office, riverside restaurants and cafés, and the renowned Roys of Wroxham department store and supermarket. The Norfolk Yacht Club is nearby for boating enthusiasts, while both Norwich city centre and the North Norfolk coastline are easily accessible by road or rail, offering the very best of Norfolk living.





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





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