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157 Norwich Road, Wroxham, Norfolk, NR12 8RZ

A superb and versatile detached family home, beautifully maintained by the current owners and finished to an exceptional standard, this stunning residence sits in the highly sought-after Broads village of Wroxham and Hoveton. Perfectly positioned along a private road, the property offers easy access to an excellent range of local amenities, including Roys supermarket and department store, a post office, riverside cafés and restaurants, a bank, doctor's surgery, dentist, schools, the railway station and the Norfolk Yacht Club.

Set well back from the road on a generous plot of approximately one-third of an acre, the property offers potential for extension (subject to the usual planning consents) and is approached via a gravel driveway providing ample off-road parking. A neatly landscaped frontage with a manicured lawn and established planting creates an impressive and welcoming first impression. To the rear, a broad sun terrace provides a wonderful space for alfresco dining and outdoor entertaining, leading onto a beautifully tended lawn garden framed by mature shrubs and trees, offering both privacy and tranquility. Two charming summer houses, one with decking at the far end of the garden provides a peaceful retreat, perfect for quiet moments or hobbies, and there is also access to a single garage as well as a double garage and workshop offering extensive storage and workspace.





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- DETACHED FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- MODERN KITCHEN & BATHROOMS

- FOUR BEDROOMS, ONE WITH EN-SUITE
- VERSATILE, SPACIOUS ACCOMMODATION
- BEAUTIFUL PRESENTATION THROUGHOUT

- PLOT OF APPROX. ONE THIRD OF AN ACRE
- EASY ACCESS TO THE NORWICH & COASTLINE
- AMPLE OFF-ROAD PARKING, GARAGES & WORKSHOP

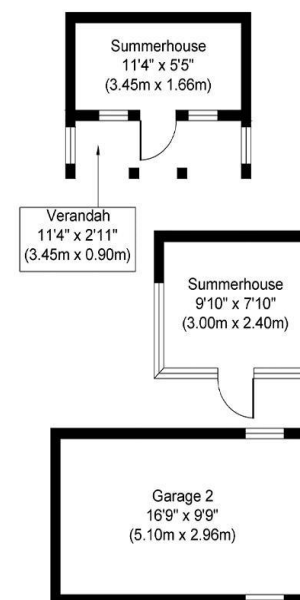
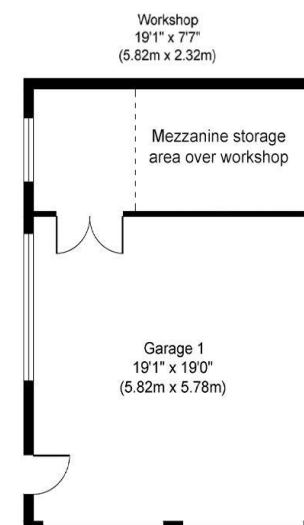
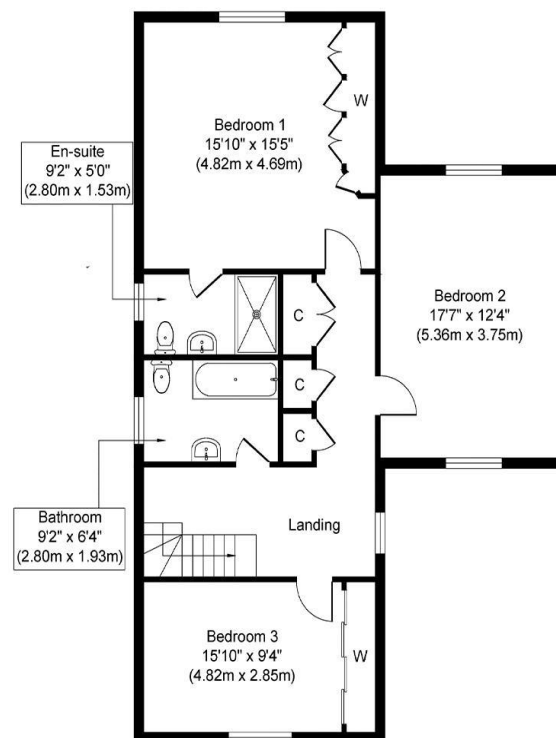
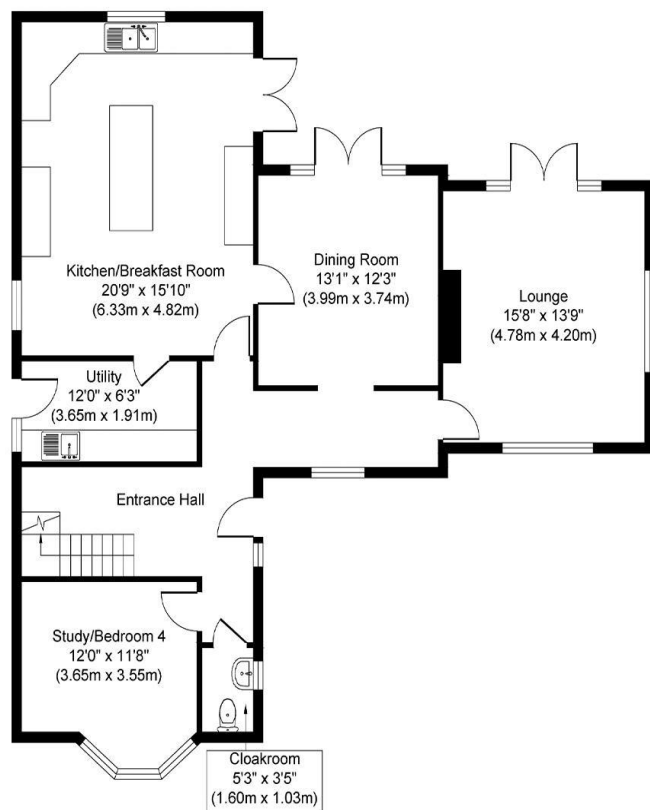
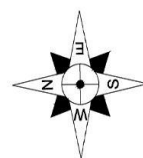
Inside, the accommodation is thoughtfully arranged to suit modern family living. The ground floor includes a cloakroom, two generous reception rooms, a welcoming lounge with a feature fireplace and a separate dining room, both opening out to the garden, along with a versatile study or fourth bedroom. A modern open-plan kitchen and breakfast room offers a stylish and social space for family life, with direct access to both the dining room and garden, and a separate utility room completes the arrangement. The first floor provides three well-proportioned bedrooms, including one with an en-suite, while two benefit from built-in storage. A beautifully appointed family bathroom completes the accommodation. This exceptional location offers the perfect balance of tranquillity and convenience

Whether enjoying the natural beauty and leisure activities of the Broads, taking advantage of the easy access to the historic cathedral city of Norwich, or heading to the stunning sandy beaches of the North Norfolk coastline, all accessed by car, bus and train and are within approximately thirty minutes, placing countryside, city and coast within effortless reach.





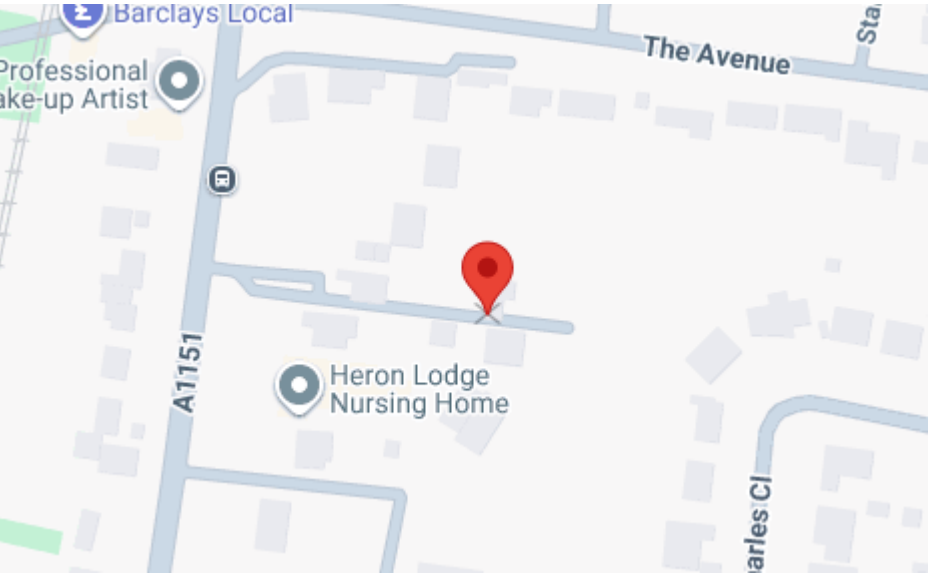
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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.

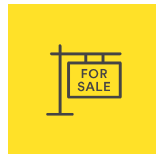


Score	Energy rating	Current	Potential
92+	A	77 C	81 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

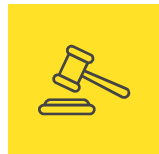




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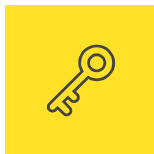
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Auctions



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Property
Management



Sale/ Rental
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Estate
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Homes

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