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4 Stevenson Road, Wroxham, Norfolk, NR12 8FE

Tucked away in a peaceful cul-de-sac within an exclusive development on the outskirts of Wroxham—affectionately known as the 'Capital of the Broads'—this exceptional five to six bedroom detached residence offers the perfect balance of space, style, and setting. Built by the highly regarded Hopkins Homes, and improved by the current owners to include a recently updated kitchen and refurbished bathrooms and en-suites, the property presents an outstanding opportunity for families seeking both quality and convenience, with easy access to reputable local schools and the scenic leisure opportunities of the Norfolk Broads.

This is a rare opportunity to own a beautifully crafted and thoughtfully designed home in one of Norfolk's most desirable locations, where comfort meets countryside and convenience.

Set back from the road and overlooking a quiet communal green, the home is approached via a charming paved pathway flanked by lawned gardens. To the side, a hardstanding driveway provides ample off-road parking and access to a double garage. At the rear, a beautifully maintained and established, southwest-facing garden offers a private retreat with a paved terrace for outdoor dining, mature borders, and a generous lawn, ideal for both relaxation and entertaining.





STOBART
& HURRELL

- LOCAL TO VILLAGE AMENITIES
- A STROLL TO THE WATER'S-EDGE
- AWARD WINNING HOPKINS HOME

- FIVE BEDROOMS, TWO WITH EN-SUITES
- THIRTY MINUTES TO CITY OR COASTLINE
- OFF-ROAD PARKING & DOUBLE GARAGE

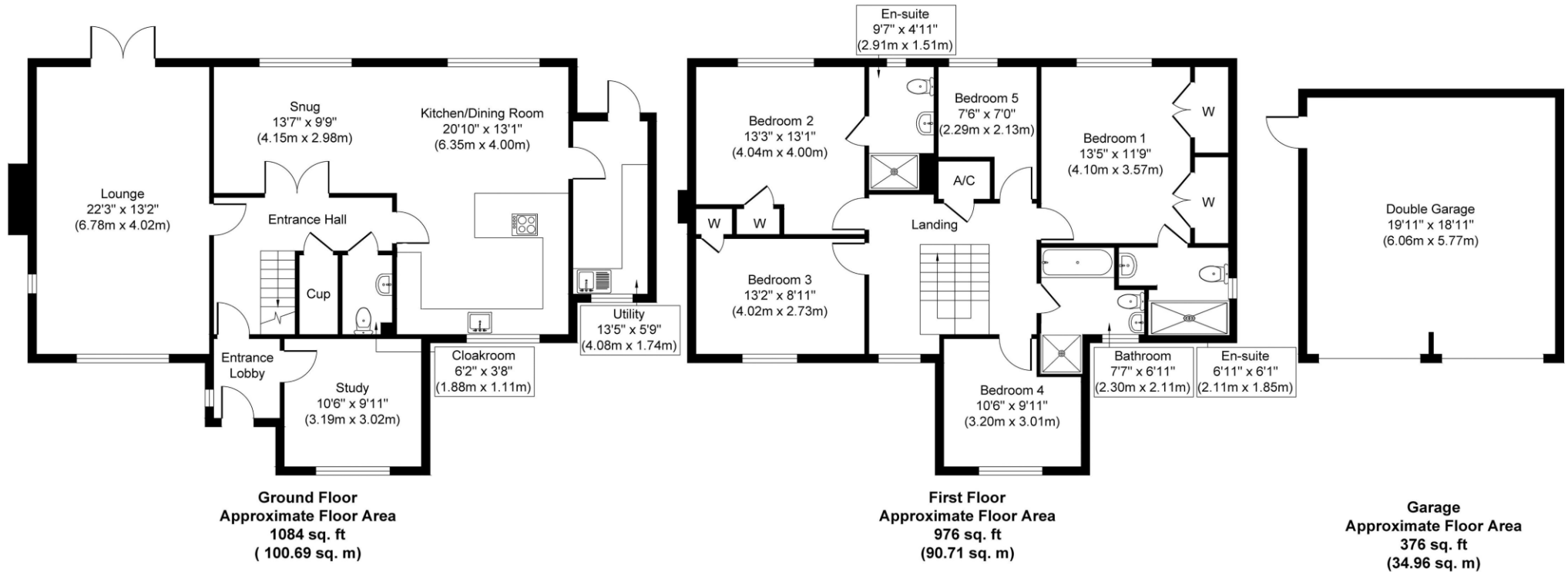
- BEAUTIFULLY PRESENTED THROUGHOUT
- RECENTLY UPDATED BATHROOM & EN-SUITES
- 'TURN KEY OPPORTUNITY' DETACHED FAMILY HOME

Inside, the property is immaculately presented throughout and ready for immediate occupation. A spacious entrance hall welcomes you into the home, leading to a dedicated study, a cloakroom, a snug, and a generously sized family lounge featuring a central fireplace and French doors that open out to the rear garden. The living space flows effortlessly into a contemporary open-plan kitchen and dining room—truly the heart of the home—complemented by a cosy sitting area and a separate utility room, thoughtfully designed for modern family life. The first floor offers five well-proportioned bedrooms, three of which feature built-in wardrobes. Two of the bedrooms benefit from stylish en-suite facilities, while the remaining rooms are served by a sleek family bathroom which has recently gone through a programme of refurbishment, as well as the en-suites.

The location is equally as impressive. Wroxham, set amid approximately eighty-five acres of water-ways, woodlands, and charming residential areas, offers a wide range of amenities including river-side cafés, independent shops, and the iconic Roys department store. Whether enjoying a leisurely boat trip, a scenic walk, or a relaxed lunch by the water, the lifestyle on offer is truly idyllic. The recently completed dualled Northern Distributor Road (NDR) further enhances connectivity, bringing the historic city of Norwich with its excellent retail, mainline rail connections, international airport, and rich cultural heritage within easy reach.



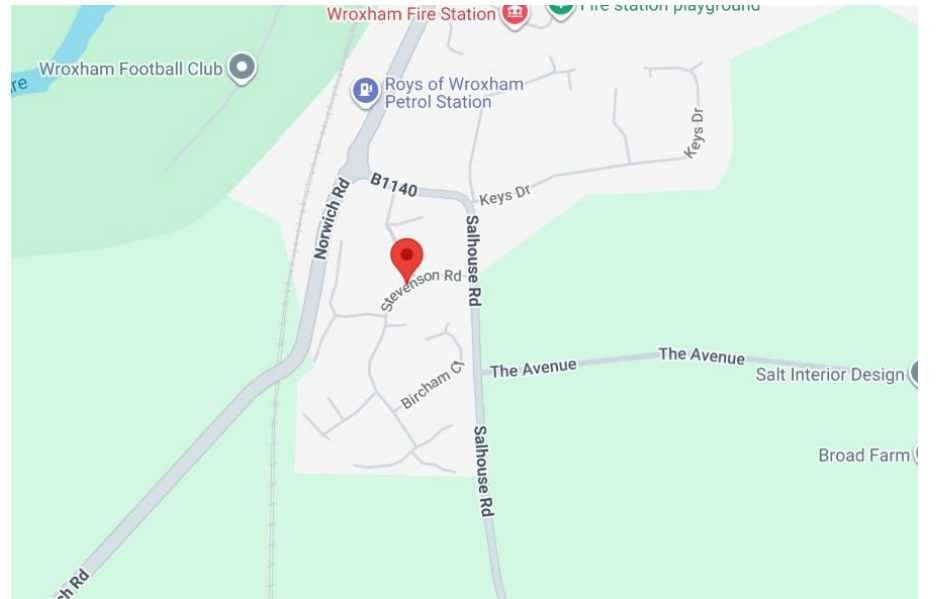




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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	85 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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