

SALES & LETTINGS

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Charles Close, Wroxham, Norfolk, NR12 8TU

A detached bungalow located at the heart of the picturesque riverside village of Wroxham, idyllically set amidst a collection of aspiring properties and in an area defined by its special architectural and historical interest.

Conveniently located within walking distance of the town centre, providing easy access to the local amenities including Roys' supermarket and department store, post office, cafés, and public houses, plus a doctor's surgery, dentist and schooling for all ages. The river Bure runs through the village connecting the Broads and is a popular starting point for a boating adventure, wildlife watching or a lazy afternoon in one of the many riverside eateries.

Set on a generous plot exceeding a third of an acre, the property is positioned back from the road, and is approached over a broad shingle expanse, providing ample off-road parking and access to a garage and a well-tended front lawn garden. To the side of the property, timber gates grants access to a generous enclosed lawn garden bordered by mature hedging and with a summer house and paved terraces, ideal for alfresco dining.





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- THREE BATHROOMS
- CUL-DE-SAC LOCATION
- DETACHED BUNGALOW

- OFF-ROAD PARKING & GARAGE
- WALKING DISTANCE TO AMENITIES
- BEAUTIFULLY PRESENTED THROUGHOUT

- FOUR BEDROOMS, MASTER WITH EN-SUITE
- LOCATED IN THE NORFOLK BROADS CAPITAL
- LESS THAN EIGHT MILES TO CAPITAL CITY OF NORWICH

Beautifully presented throughout the bungalow enters into a welcoming entrance hallway where separate internal doors lead into a master bedroom with a bay window, en-suite bathroom and a walk-in wardrobe. A further door leads into an open plan lounge, sitting room, with a dual aspect feature fireplace, an adjoining dining room and three sets of double doors that lead into a generous enclosed veranda that overlooks and opens out to the rear garden. Doorways from the lounge lead into a kitchen and back through to the dining room and a side lobby where there are three further bedrooms, one with en-suite, two with built in wardrobes and double doors to the rear garden. A family bathroom and a utility room complete this versatile accommodation.

Whether as a family home or an idyllic place to escape to the country and the renowned Norfolk Broads, life at the property is further complemented by its local transport links, buses and trains to the Norfolk coastline as well as Norwich city centre, renowned for its historical interest, excellent shopping outlets, restaurants and nightlife.



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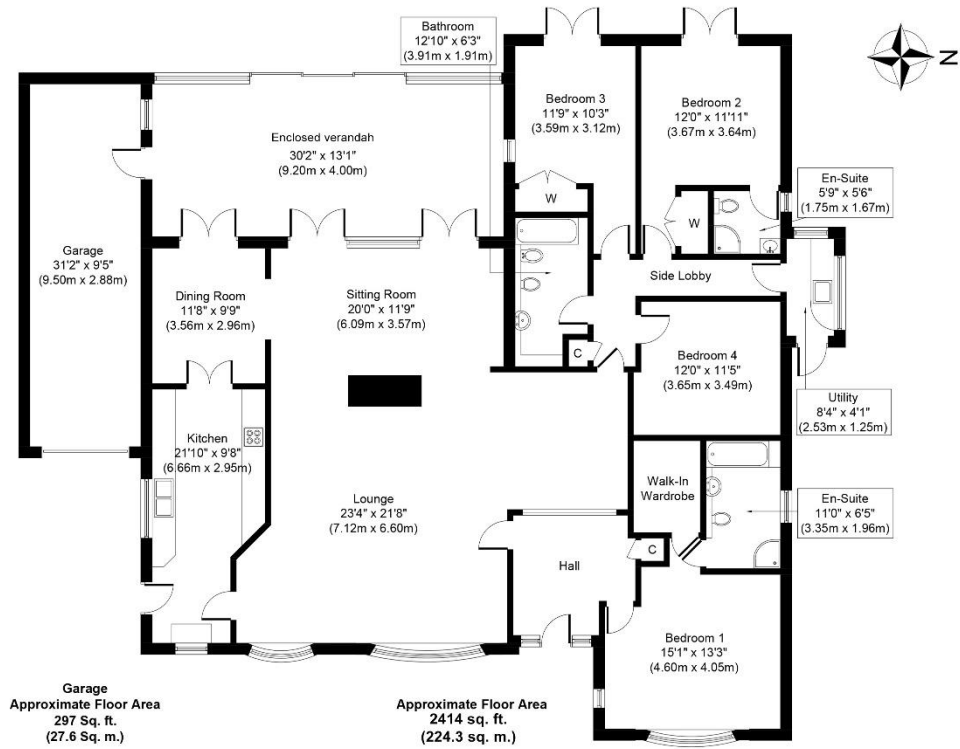


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Every flower brings its beautiful
color to the world.

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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.

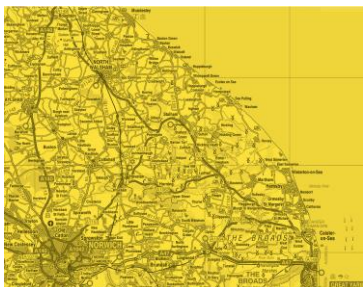
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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