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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



100 Norwich Road, Wroxham, Norfolk, NR12 8RY

This well-presented detached bungalow, offered with no onward chain, has been thoughtfully updated by the current owner and enjoys a desirable location in the sought-after Norfolk Broads village of Wroxham.

Set just half a mile from a wealth of amenities, including Roys supermarket and department store, riverside cafés and restaurants, doctor's and dentist surgeries, primary and high schools, and Wroxham railway station, the property also offers direct access to the picturesque Broads waterways, perfect for those seeking a relaxed, yet well-connected lifestyle.

Set well back from the road, the property is approached via a brick weave driveway, providing ample off-road parking and access to a garage. To the rear, a private and enclosed garden offers a peaceful outdoor retreat, featuring a paved terrace ideal for alfresco dining, and overlooking a beautifully landscaped garden with mature trees, established shrubs, a neatly maintained lawn, and a timber storage shed for added convenience.

Internally, the side entrance opens into a welcoming hallway, with separate doors leading to a cloakroom, three bedrooms (including a main bedroom with en-suite), a family bathroom, a modern kitchen with dining, and a spacious lounge that flows into a bright conservatory, offering views over the rear garden.

This is a rare opportunity to enjoy the very best of village life in one of Norfolk's most iconic Broads locations. With easy access to Norwich city centre, the North Norfolk coastline, and idyllic waterside walks just moments away, this home is perfectly placed for both relaxation and convenience.



Detached



Bungalow



Older



2 Bathrooms



2 Receptions



3 Bedrooms



Tax Band D

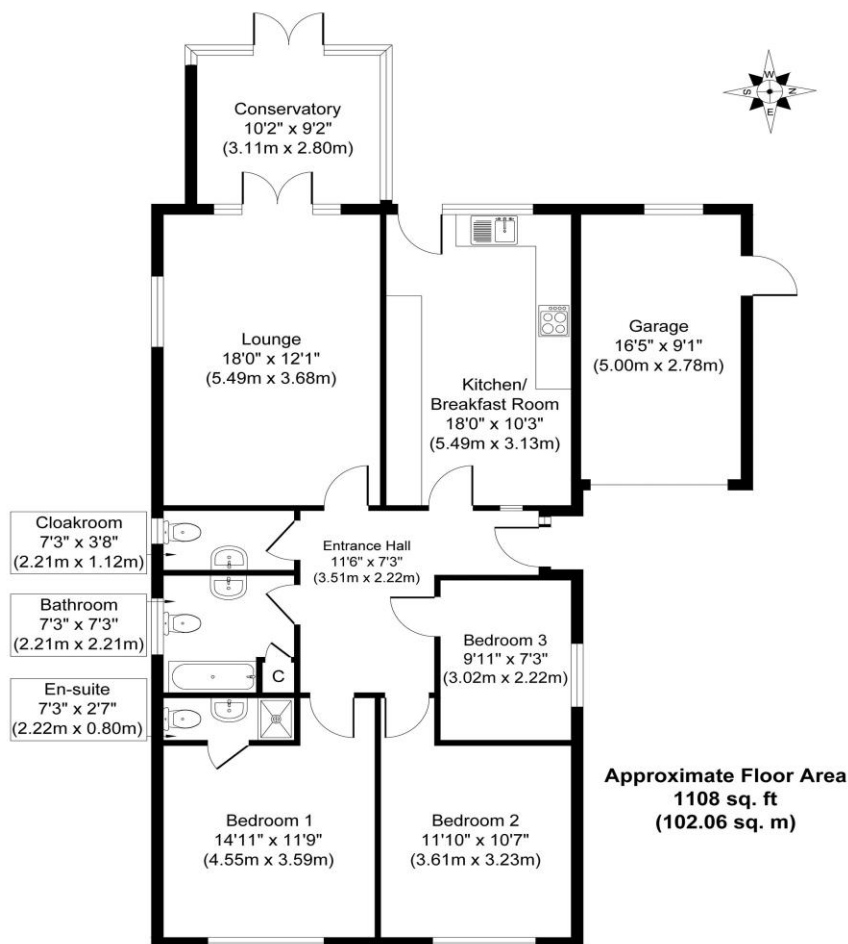


Off-Road
Parking



Garage





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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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