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The Willows, Beech Road

Wroxham, NR12 8TP

£1,250,000 Freehold

EPC Rating D

Property Features

- Substantial Riverside Home
- Ideal Second Home or Holiday Let Investment
- Six Bedrooms, En Suite to Principal & Two Bathrooms
- Fully Fitted Kitchen
- Private Moorings & Boat Shed
- Generous Garden Plot with Driveway Parking & Electric Charging Point
- The Norfolk Broads on your doorstep

Full Description

Bycroft Estate Agents are delighted to present this stunning riverside home situated in a highly sought after position within the village of Wroxham. Offering spacious six bedroom accommodation with en suite to principal, two family bathrooms, separate cloakroom, first floor sitting room with bay window, French doors and elevated balcony offering unrivalled riverside views, high quality first floor fitted kitchen and functional ground floor utility. This stunning home is a unique blend of comfort and style with fitted carpets mixed with engineered oak floors, glass and oak staircases, double glazing and gas fired central heating. The property occupies a substantial plot with generous gardens to the front and rear with the front being laid mainly to lawn with a well proportioned driveway providing ample off road parking and electric car charging point. The rear being laid mainly to lawn with an elevated decked area and private mooring with well maintained quay heading and boat shed. Currently set up as a highly successful holiday let, the property would lend itself well as a family home or Norfolk Broads retreat. An inspection is highly recommended to fully appreciate the style and quality of accommodation and the beautiful setting.

ENTRANCE AREA

stairs to First Floor Landing; stairs to Hallway.

HALLWAY

17' 3" x 6' 9" max (5.26m x 2.06m) engineered oak flooring.

BEDROOM I (PRINCIPAL)

21' 0" x 16' 1" max (6.4m x 4.9m) double glazed French door to rear flanked by two full height double glazed windows making the most of the stunning river views; double glazed windows to front and side.

EN SUITE

10' 3" max x 7' 11" max (3.12m x 2.41m) fitted with a white



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suite comprising of twin pedestal wash hand basins with mixer taps; two heated and illuminated wall mounted mirrors; low level wc; panelled whirlpool bath; walk in shower cubicle with wall mounted shower unit with soaker and hand attachments; fully tiled walls; double glazed window to rear; extractor fan; heated towel rail radiator; gas fired central heating boiler cupboard.

FAMILY BATHROOM

10' 3" x 7' 8" (3.12m x 2.34m) fitted with a white suite comprising of a pedestal wash hand basin with mixer tap; wall mounted heated and illuminated mirror; low level wc; double ended panelled bath with mixer tap and hand shower attachments; walk in shower cubicle with wall mounted shower unit with soaker and hand attachments; tiled splashbacks; heated towel rail radiator; extractor fan.

BEDROOM 2

14' 6" x 10' 3" (4.42m x 3.12m) double glazed window to rear with stunning views.

BEDROOM 4

11' 1" max x 10' 4" max (3.38m x 3.15m) double glazed window to front; telephone point.

UTILITY ROOM

8' 1" max x 6' 10" (2.46m x 2.08m) fitted with a range of wall and base units with square edge solid wood surfaces over; inset stainless steel single drainer sink with mixer tap; plumbing for automatic washing machine; space for fridge; tiled splashbacks; double glazed door to front; understairs storage cupboard; built in storage cupboard with electric lighting.

FIRST FLOOR LANDING

19' 8" max x 12' 5" max minus stairwell (5.99m x 3.78m) glass and oak balustrade; double glazed window to front; stairs to Second Floor Landing; understairs storage area.

CLOAKROOM

5' 8" max x 4' 11" max (1.73m x 1.5m) fitted with a white suite comprising of a pedestal wash hand basin with mixer tap; low level wc; double glazed window to front; tiled splashbacks.

STUDY / BEDROOM 6

12' 11" max into door recess x 9' 1" (3.94m x 2.77m) double glazed window to front; telephone point.

KITCHEN / DINING ROOM

25' 4" x 12' 7" max (7.72m x 3.84m) fitted with a range of wall and base units with granite worksurfaces over; inset seven ring gas range cooker with cooker hood; inset one and a half bowl sink with mixer tap; integrated dishwasher, fridge, freezer and wine cooler; glass fronted display shelving; double glazed window to rear; double glazed French door to rear with glass Juliette balcony flanked by



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two full height double glazed windows with astounding river views; spacious dining area with spotlighting; engineered oak flooring.

SITTING ROOM

31' 5" max into bay x 16' 9" max (9.58m x 5.11m) fireplace with inset gas fire, decorative surround and marble hearth; double glazed windows to front, side and rear aspects including a double glazed French door to rear with glass Juliette balcony offer panoramic views of the river; double glazed door to side leading to elevated balcony with glass and stainless steel balustrade providing a delightful seating area with stairs to rear garden.

SECOND FLOOR LANDING

23' 11" x 8' 1" max minus stairwell (7.29m x 2.46m) glass and oak balustrade; double glazed window to rear giving elevated views of the river; built in airing cupboard.

BEDROOM 3

12' 0" x 12' 4" (3.66m x 3.76m) double glazed window to side with river views.

FAMILY BATHROOM

11' 4" x 9' 9" max (3.45m x 2.97m) fitted with a white suite comprising of a pedestal wash hand basin with waterfall tap; low level wc; double ended panelled bath with waterfall tap and hand shower attachments; walk in shower cubicle with wall mounted shower unit with soaker and hand attachments; tiled splashbacks; heated towel rail radiator; extractor fan; double glazed window to front; loft access.

LOCKABLE STORAGE CUPBOARD

BEDROOM 5

12' 4" x 9' 10" max (3.76m x 3m) double glazed window to side with river views.

OUTSIDE

The property is approached by an attractively curved block paved driveway widening as it nears the property to provide ample off road parking and turning for the property. The front garden is mainly laid to lawn with an array of mature trees and shrubs including two stunning willow trees, electric vehicle charging point, stepped entrance approach with covered storm porch and glass balcony, outside power points and screened septic tank area. Boat shed measuring 14' 4" x 37' 8" with double rear opening doors, side personal door, open front to mooring, power, electric lighting and window to side. Mooring measuring 60ft in private inlet plus an 85ft riverside mooring. The rear of the property is laid mainly to lawn with established trees and shrubs and a raised decked seating area providing the ideal space for relaxing or entertaining with outside lighting.



VIEWINGS

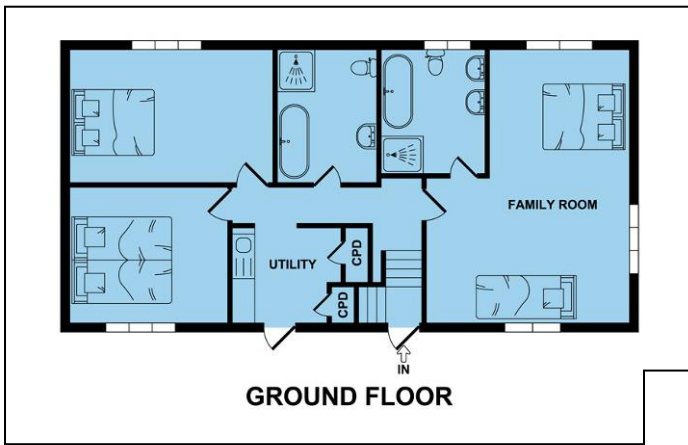
Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01692 612612.

COUNCIL TAX & BUSINESS RATES

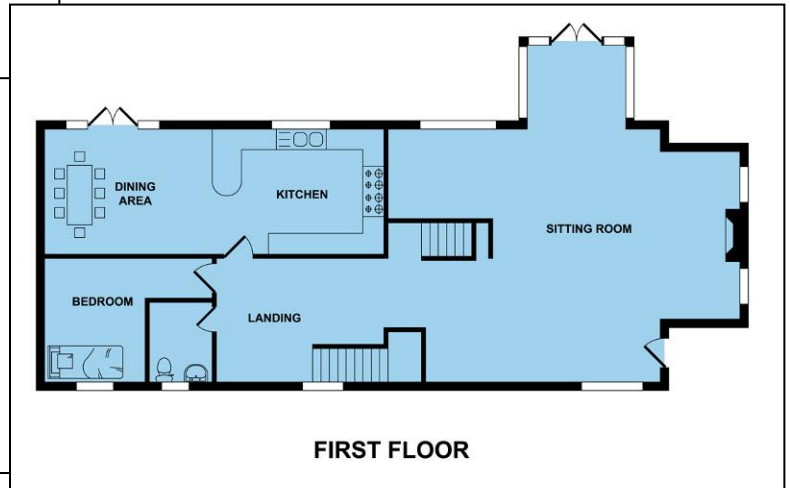
This property does not currently have a council tax listing.

The property is currently listed as Self Catering Holiday Unit and Premises with a rateable value of £3,200 pa.

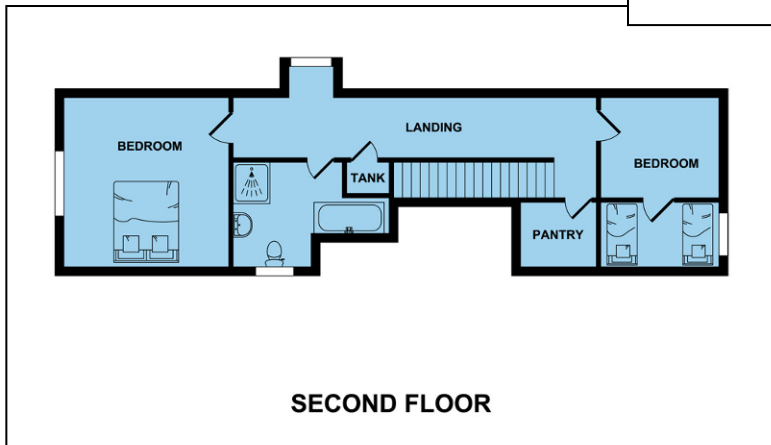
FLOORPLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

AGENT'S NOTE - HOLIDAY RENTAL OPPORTUNITY

The Willows is a stunning 6 bedroom property in a prime spot in Wroxham on the banks of the River Bure. A truly fantastic place to spend a holiday in the famous Norfolk Broads.

As such, The Willows has been operating for a number of years as a highly successful holiday rental business appealing to large families or two families together.

The property is fully let for much of the year with many returning customers commanding a prime weekly rental of £2,960. The property is currently managed for holiday letting purposes by Riverside Rentals; please contact Richard Guyton on 01493 368300 (www.riverside-rentals.co.uk) for more information.

The rental income in 2022 was approximately £66,000. Further information on this business opportunity is available on request.

The current contents and furniture is available by way of separate negotiation.