



2 - 4 Wroxham Road
Norwich, NR7 8TZ

BROWN & CO



2 - 4 Wroxham Road, Norwich, NR7 8TZ

A most attractive detached home in need of renovation throughout, being sold with the benefit of extant planning consent for two dwellings in the rear gardens. A wonderful opportunity in a superb location to the north of Norwich.

£795,000



DESCRIPTION

This is a most attractive detached home dating back to Victorian times with later additions and represents a super opportunity with the property requiring renovation and improvement throughout. The whole is situated in superb grounds of around 1.4 acres (stms) with the additional benefit of extant planning consent for two detached dwellings in the rear gardens.

The main house is beautifully positioned, well set back from the road and pleasantly screened by the mature boundary. Approached at the front into the porch entrance, an attractive door leads into a spacious staircase hall with original Minton tiling and access is provided to the principal ground floor rooms comprising a fine drawing room and dining room, both enjoying excellent views over the associated gardens. Further ground floor rooms in this part of the house include the study, kitchen, utility room, cloakroom and there is an extensive two-room cellar.

The first floor enjoys access to four super bedrooms and the family bathroom off the main landing, the principal bedroom benefits from an en-suite shower, and all rooms enjoy fine views over the grounds.

Subject to the necessary planning consents, the house could be divided into two semi-detached houses as the north-eastern wing

was used as a dental surgery for many years. The accommodation here comprises an access at the side, side entrance hall, cloakroom and two reception rooms on the ground floor. The back staircase leads up to two bedrooms and a shower room. The house currently flows as one and we draw your attention to the floorplan as to how the accommodation is arranged.

To the outside the house is approached at the front via a driveway which leads up to an extensive area of hard standing with parking available for many vehicles at the side and front of the house. There are two garages at the front, one a double and a single which adjoin the house and occupy either side of the property.

The gardens are predominately lawned and lead away to the south and west of the house, benefitting from a high degree of privacy from all aspects. There are number of fine trees within the grounds.

The whole is offered to market with no onward chain.

Services – Mains water, mains drainage, mains electricity, gas central heating to no.2 and oil fired central heating to no.4.

LOCATION

The property is situated in the popular suburb of Sprowston which is located to the north-east of Norwich. Local amenities include

shops, a Tesco Superstore and a Tesco Metro store on Wroxham Road, all levels of schools and Sprowston Manor Hotel, Golf & Country Club. There is a regular bus service along Wroxham Road into Norwich city centre and easy access to the Norfolk Broads.

DIRECTIONS

Leave Norwich via Sprowston Road and proceed over the roundabout at the junction with the outer ring road into Wroxham Road (A1151). Take the first driveway turning on the road and the property will be located in front of you.

AGENT'S NOTES

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Wroxham Road, Norwich, NR7

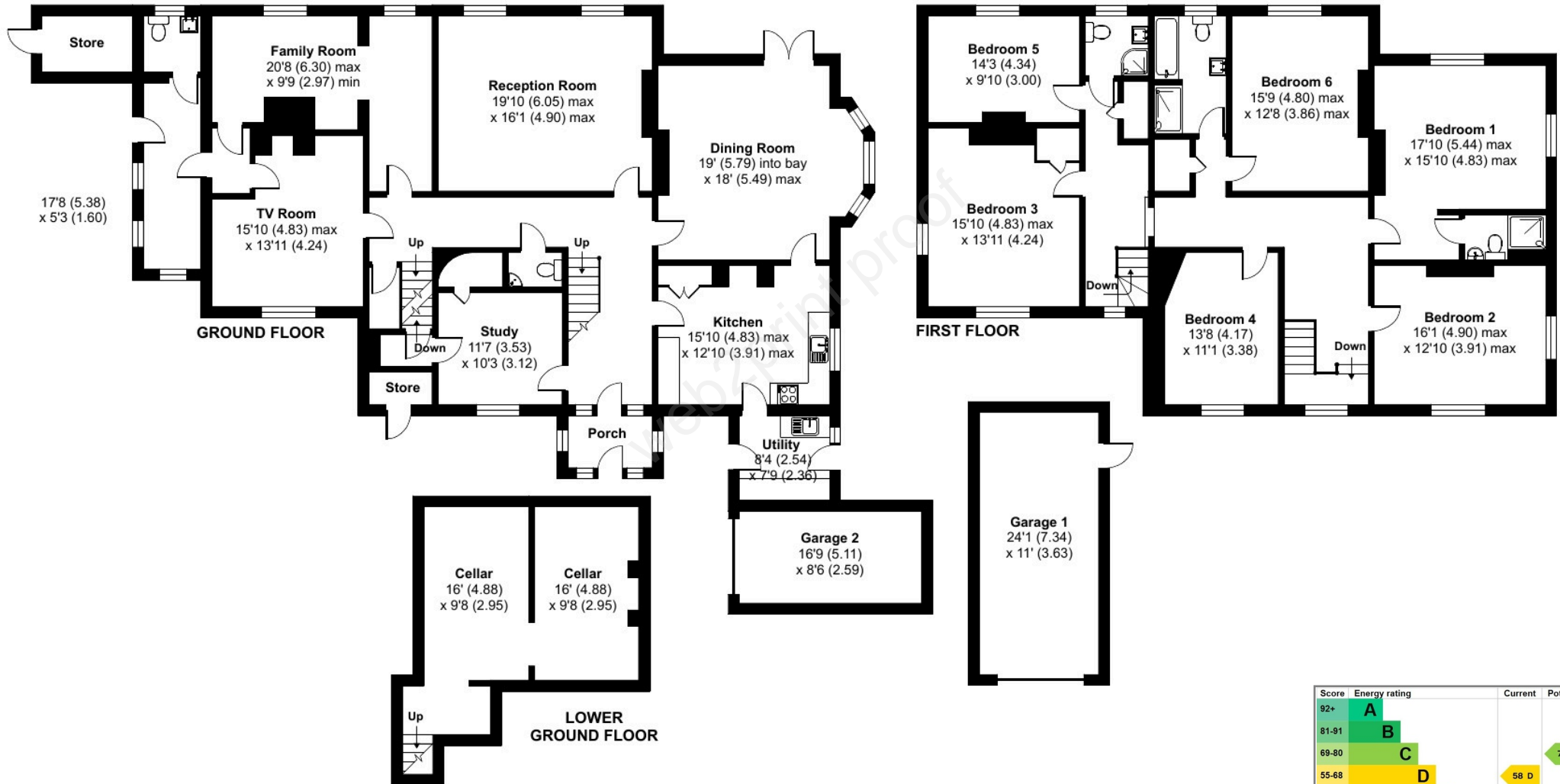
Approximate Area = 4250 sq ft / 394.8 sq m

Garage = 408 sq ft / 37.9 sq m

Outbuilding = 60 sq ft / 5.5 sq m

Total = 4718 sq ft / 438.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		







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