

abbotFox



Norwich Road, Wroxham  
*£1,050 PCM*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents Welcome to this beautifully presented three-bedroom home, ideally situated in the picturesque setting of the Norfolk Broads. Offering a perfect blend of comfort, space, and convenience, this property is ideal for families, professionals, or anyone looking to enjoy the charm and tranquillity of waterside living.

The house boasts two generously sized double bedrooms and a versatile third room, ideal as a guest bedroom, nursery, or home office. The contemporary bathroom has been finished to a high standard, providing a calm and stylish space to unwind. The modern fitted kitchen is both functional and attractive, complete with quality units and ample storage—perfect for those who enjoy cooking and entertaining. There are two spacious reception rooms, offering flexibility for a lounge, dining room, or playroom setup, depending on your needs.

Externally, the property benefits from off-road parking and an extensive rear garden—ideal for summer gatherings, gardening, or simply relaxing in a private outdoor space.

Located in Wroxham, a thriving town often considered the ‘capital’ of the Norfolk Broads, you’ll be surrounded by scenic waterways, nature trails, and an abundance of wildlife. The town offers a wide range of local amenities including independent shops, supermarkets, cafés, restaurants, and a medical centre. For boating enthusiasts, there are several well-established boat hire companies in the area, offering both daily and holiday rentals for exploring the Broads by water.

Transport links are excellent, with Hoveton & Wroxham train station providing regular services to Norwich city centre and the charming North Norfolk coast, including the seaside town of Sheringham. Reliable bus routes also connect you to nearby villages and towns, making this an ideal base whether you’re commuting or enjoying a slower pace of life.







## THE HIGHLIGHTS \_\_\_\_\_

- Three Bed House
- Modern Kitchen
- Lounge
- Dining Room
- Modern Bathroom
- Off Road Parking
- Extensive Garden
- Available June

*Let's talk*

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EPC RATING -

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