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The Anchorage, Beech Road, Wroxham, Norfolk, NR12 8TP

The Anchorage is a superb four-bedroom detached chalet bungalow with its own boat house, private mooring and direct access to the River Bure, occupying an exceptional waterside position in the heart of Wroxham.

Currently successfully operated as a holiday let, the property offers an exciting opportunity to embrace the unique lifestyle of the Norfolk Broads, with boating and riverside recreation quite literally on the doorstep. The property is approached through a five-bar timber gate onto a generous gravel driveway, providing ample off-road parking and access to a substantial double garage. The garage has been thoughtfully arranged to incorporate a separate laundry room, study and workshop, together with stairs leading to a decked first floor, providing excellent additional storage.

The house sits centrally within its mature plot, of approximately half of an acre, surrounded by established shrubs, borders and lawns which wrap around the side and rear. To the rear, a raised terrace provides an ideal setting for alfresco dining while overlooking the boathouse and private mooring. The boathouse provides valuable covered storage for a boat, while the adjoining decking enjoys beautiful views along the river and towards the wider Broad. Mature woodland beyond creates an exceptional sense of privacy and tranquillity.





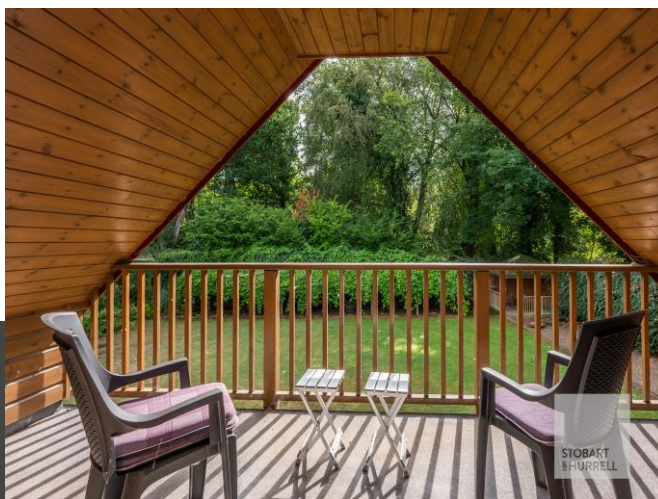
- FOUR RECEPTIONS
- SUCCESSFUL HOLIDAY LET
- DETACHED RIVERSIDE PROPERTY

- WELL-PRESENTED THROUGHOUT
- BOAT HOUSE & PRIVATE MOORING
- DIRECT ACCESS TO THE RIVER BURE

- HIGHLY SOUGHT AFTER LOCATION
- FOUR BEDROOMS, MAIN WITH EN-SUITE
- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE

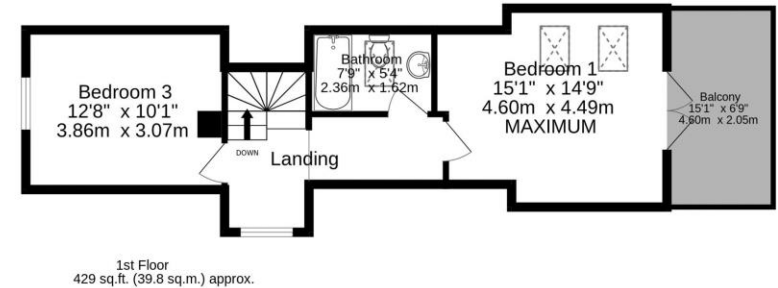
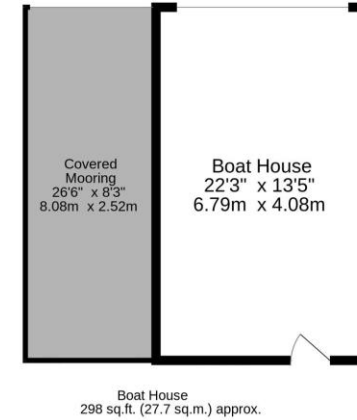
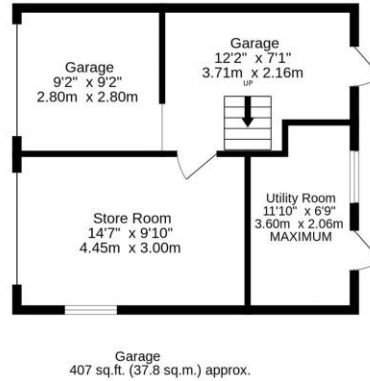
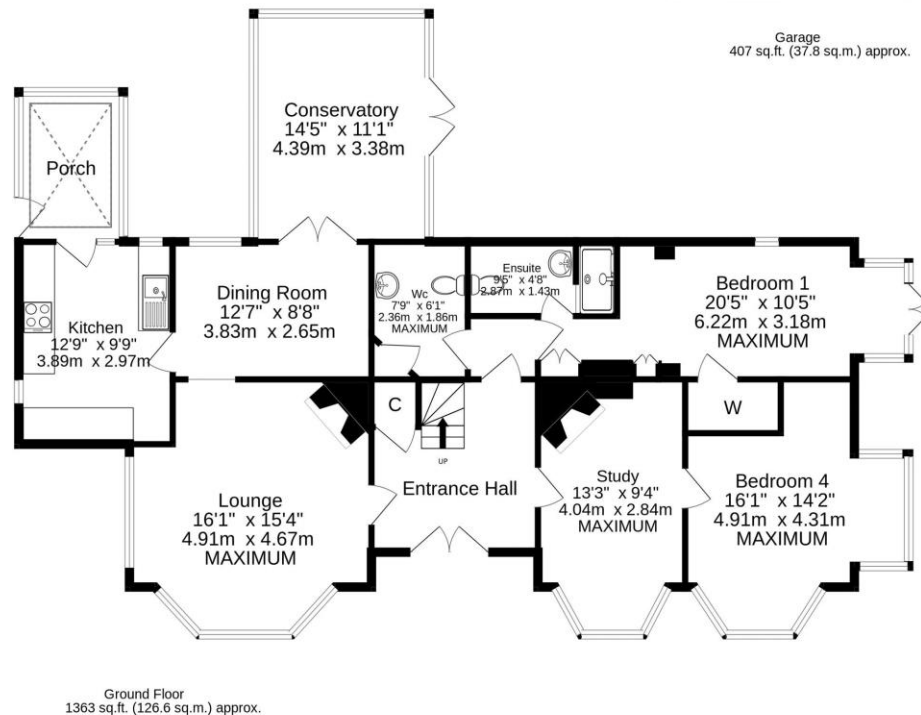
Inside, the property is well presented throughout and offers a versatile layout. A broad entrance hall leads to a cloakroom and four reception rooms, one currently arranged as a study but offering the flexibility to become an additional bedroom if required. The principal bedroom benefits from an en-suite shower room and double doors opening directly onto the garden. To the side of the ground floor is a fitted kitchen with separate porch entrance and to the rear, a bright garden room, providing a wonderful connection to the outdoor space. Upstairs, there are two further bedrooms and a family bathroom, with one of the bedrooms benefiting from a covered balcony overlooking the river, an idyllic spot from which to enjoy the ever-changing waterside setting.

Wroxham provides an excellent range of everyday amenities, including Roys supermarket and department store, independent shops, library and post office, together with a railway station and a choice of well-regarded schools. The Anchorage offers a rare combination of home, holiday and waterside lifestyle, with private mooring, boathouse and direct River Bure access. Whether enjoying peaceful days on the water or exploring the extensive network of navigable waterways, this is a property that truly embraces life on the Norfolk Broads. Norwich city centre and the North Norfolk coastline are both approximately 30 minutes away, providing the perfect balance of riverside tranquillity and wider connectivity.





STOBART
& HURRELL



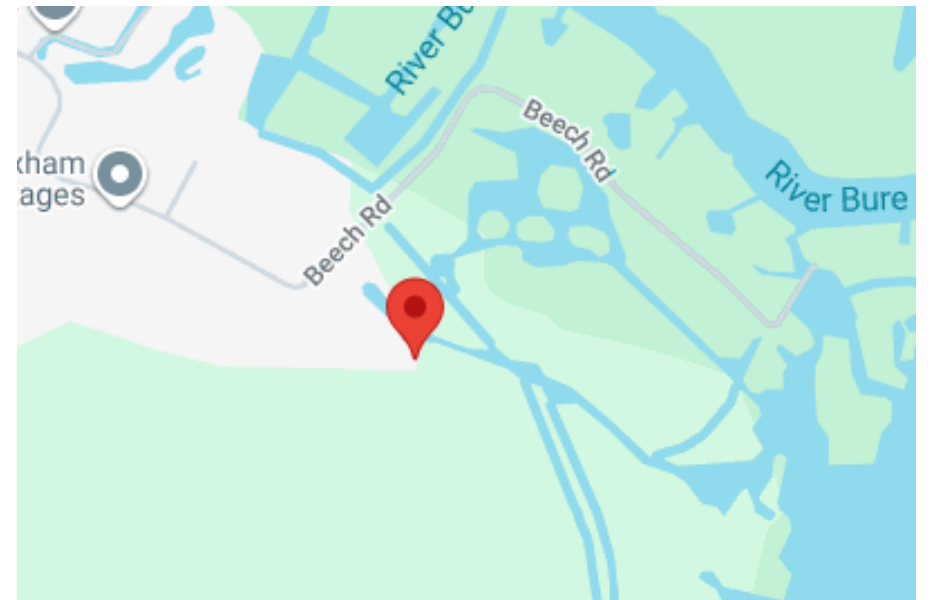
TOTAL FLOOR AREA : 2496 sq.ft. (231.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	47 E	
21-38	F		
1-20	G		





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