

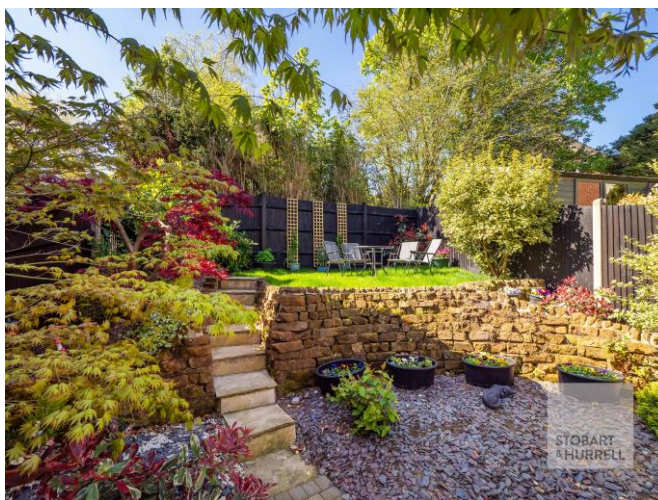


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34 Staitheaway Road, Wroxham, Norfolk, NR12 8TH

A stunning riverside residence, enviably positioned in one of the most sought-after locations within the picturesque village of Wroxham, the gateway to the Norfolk Broads. Boasting direct access to the River Bure via its private mooring, this exceptional home offers the perfect setting for those seeking both recreation and relaxation on Norfolk's famous waterways, whether as a full-time residence or a peaceful riverside retreat.

The property is set back from the road and approached via a brick weave driveway, providing ample off-road parking and access to an integral double garage. A lawned side garden enhances the property's kerb appeal, while the rear features a beautifully tiered, low-maintenance garden with mature planting and multiple seating areas, ideal for entertaining or simply enjoying the tranquillity of the river. Thoughtfully arranged across three floors, the home has been designed to maximise the spectacular waterside views. The ground floor comprises a welcoming entrance hallway with access to the garage, a generous utility room, a convenient shower room, and doors opening to the garden.





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- 36 FT PRIVATE MOORING
- NORFOLK BROADS CAPITAL
- IDEAL ESCAPE TO THE COUNTRY

- BALCONY OVERLOOKING RIVER BURE
- DETACHED & RECENTLY MODERNISED
- OFF-ROAD PARKING & DOUBLE GARAGE

- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS, MAIN WITH EN-SUITE
- CLOSE TO LOCAL AMENITIES IN WROXHAM

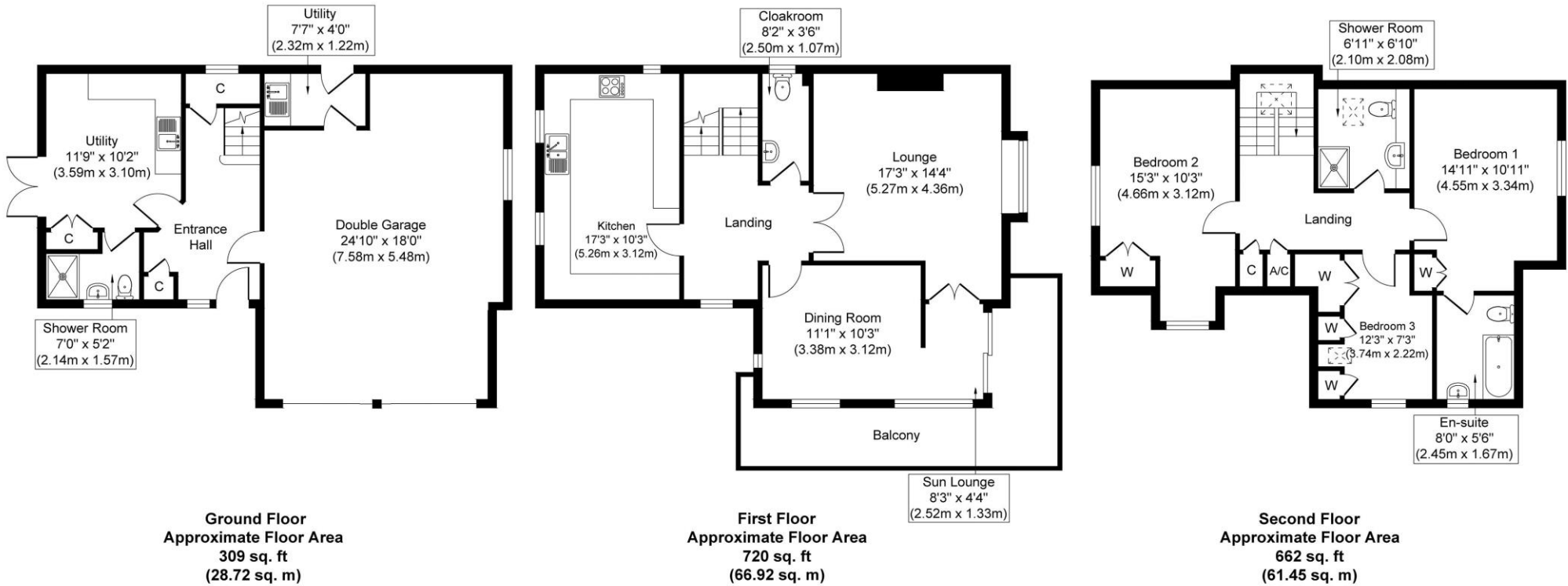
On the first floor, a bright landing leads to a stylish, modern, kitchen complete with integrated appliances, a cloakroom, and a spacious family lounge. From the lounge, a glazed doorway opens into a sunroom, flooded with natural light and providing direct access to a wraparound balcony, the perfect vantage point for breathtaking panoramic views of the River Bure. Whether it's a tranquil morning coffee or an evening glass of wine, this elevated space is ideal for soaking in the riverside atmosphere. An elegant dining area adjoins the sunroom, creating a seamless flow between indoor comfort and scenic outdoor living. The second floor is home to three well-proportioned bedrooms, all featuring built-in storage. The principal bedroom benefits from a private en-suite bathroom, while a contemporary family shower room serves the remaining rooms.

This remarkable home is further enhanced by its proximity to an excellent range of local amenities, including schooling for all ages, doctors' surgery, post office, riverside restaurants, cafés, and the renowned Roys supermarket and department store. The Norfolk Yacht Club is nearby for boating enthusiasts, while both Norwich city centre and the North Norfolk coastline are within easy reach by road or rail.





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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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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