







29 Stevenson Road I Wroxham I Norwich I NR12 8FE

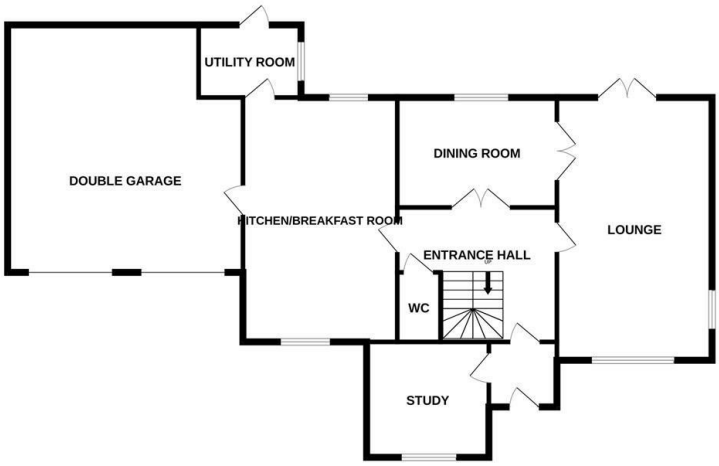
Guide Price £540,000

GUIDE PRICE £540,000 - £560,000 SIMPLY STUNNING DETACHED FAMILY HOME Gilson Bailey are delighted to offer with no onward chain, this beautiful, substantial and immaculately presented five-bedroom detached family home, tucked away in a desirable position within the sought-after village of Wroxham. Offering an abundance of versatile living space and finished to an excellent standard throughout, this impressive home is perfectly suited to modern family life. The ground floor comprises a welcoming entrance hall, a spacious lounge, a separate dining room, a stunning open-plan kitchen/breakfast room, a utility room, a dedicated study ideal for home working and a convenient WC. Upstairs, there are five well-proportioned bedrooms and a stylish family bathroom accessed from the landing, with two of the bedrooms benefiting from contemporary en-suite shower rooms. Outside, the property continues to impress with a driveway providing off-road parking leading to a double garage, while the generous, beautifully maintained rear garden offers a wonderful degree of privacy and the perfect setting for outdoor entertaining, family gatherings or simply relaxing. Further benefits include double glazing, gas central heating and excellent decorative order throughout. Ideally located in the heart of the Norfolk Broads, with Wroxham's excellent range of shops, cafés, restaurants, schools and riverside amenities close by, this outstanding family home offers the perfect blend of space, style and village living, and an early viewing is highly recommended.

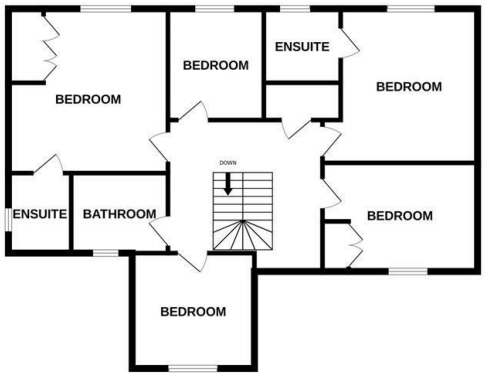
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GROUND FLOOR



1ST FLOOR



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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Location
The Broadland village of Wroxham is connected to Hoveton St John, the village centre is the capital of the Broads and features facilities including a range of shops, the locally famous Roys supermarket and department store, post office, cafés, restaurant and public houses plus a doctor's surgery and schools. The River Bure runs through the village and connects the Broads generally. There are also great transport links such as buses and trains to Norwich city centre, and ease of access to North Norfolk's stunning coastline.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, dining room, kitchen/breakfast room, study, WC and stairs to first floor.

Lounge 22'3" x 13'2"
Two double glazed windows, French doors, four radiators, wood burner.

Dining Room 13'6" x 9'9"
Double glazed window, radiator.

Kitchen/Breakfast Room 20'9" x 13'0"
Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer and dishwasher, two double glazed windows, two radiators.

Utility Room 8'3" x 6'2"
Fitted base units with worktops over, sink and drainer, space for washing machine, double glazed window, door to rear.

Study 10'4" x 9'10"
Double glazed window, radiator.

WC 6'1" x 3'8"
Low level WC, hand wash basin, radiator.

First Floor Landing
Doors to five bedrooms and bathroom.

Bedroom One 14'0" x 12'10"
Double glazed window, two radiators, built in wardrobes.

En-Suite 7'7" x 5'4"
Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 12'11" x 11'9"
Double glazed window, radiator, built in wardrobe.

En-Suite 6'5" x 6'3"
Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Three 13'2" x 9'1"
Double glazed window, radiator, built in wardrobe.

Bedroom Four 10'5" x 9'10"
Double glazed window, radiator.

Bedroom Five 9'3" x 7'5"
Double glazed window, radiator.

Bathroom 8'4" x 7'7"
Panelled bath, shower cubicle, low level WC, hand wash basin, radiator, double glazed window.

Outside Front
Lawned garden with mature plants and shrubs, EV charger and off road parking.

Double Garage 20'11" x 19'11"
With power and lighting.

Outside Rear
Large lawned garden, patio area, mature plants and shrubs, enclosed by timber fencing.

Local Authority
Broadland District Council, Tax Band F.

Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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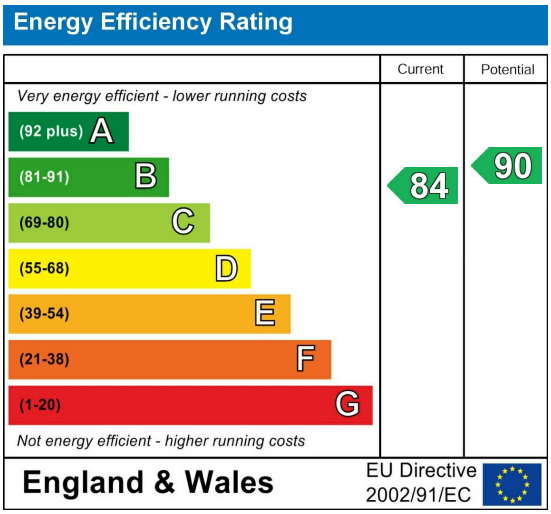












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Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.