

Norwich Office - Sales, Lettings and Auctions

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* Your home may be repossessed if you do not keep up the repayments on your mortgage.

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Buy to Let services.

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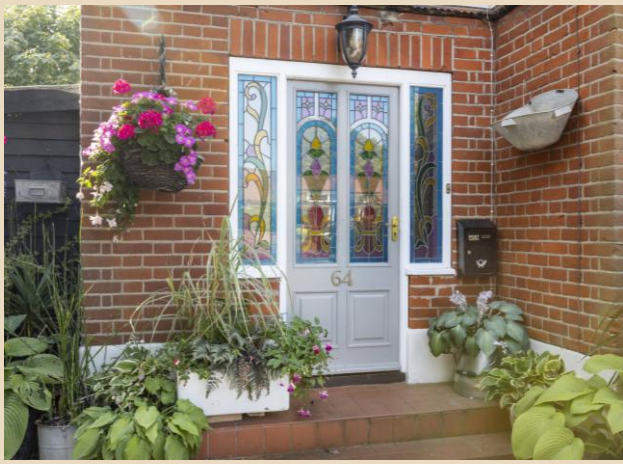
BROADLAND CONSULTANTS LIMITED



64 Wroxham Road, Sprowston, NR7 8TX
Price £575,000

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- Magnificent extended 1930s four-bedroom detached house
- Two reception rooms, both featuring wood-burning stoves
- Stunning kitchen/breakfast room overlooking garden
- Separate study
- Ground floor cloakroom
- Gas central heating & double glazing
- Driveway providing ample off-road parking
- Beautiful, mature rear garden with external storage
- Generous bespoke summer house with power and water connected
- Charming period features throughout



This magnificent extended 1930s four-bedroom detached family home enjoys a prime position on one of the area's most desirable roads and offers a wonderful blend of character, space and potential. Retaining many original period features while benefiting from a thoughtfully designed extension, the property provides versatile accommodation ideal for modern family living, complemented by stunning mature rear gardens. The accommodation begins with an inviting entrance hall featuring tiled flooring, an attractive staircase rising to the first floor and useful understairs storage. To the front is a beautiful bay-fronted lounge with picture rails and a charming wood-burning stove, creating a warm and welcoming living space. A cosy snug, complete with built-in cupboards and a second wood-burning stove, flows seamlessly into the impressive 6.623m breakfast room, where a vaulted ceiling and French doors overlooking the garden create a superb entertaining and family area. The adjoining fitted kitchen is well equipped with a range cooker and offers space for a washing machine, tumble dryer, fridge freezer and dishwasher. A practical ground-floor study with built-in storage and a cloakroom complete the ground-floor accommodation.



Upstairs, the spacious landing provides access to four generously proportioned bedrooms and the family bathroom. Bedroom two features an attractive cast-iron fireplace, while several of the bedrooms retain original picture rails, enhancing the home's character and charm. Outside, the property is equally impressive. To the front, a substantial driveway provides off-road parking for up to six vehicles and is well screened from the road, offering both privacy and convenience. The beautifully maintained rear garden is undoubtedly one of the property's standout features, with an extensive patio leading onto well-kept lawns surrounded by mature shrubs and colourful flower borders. A bespoke 4.215m x 3.641m summerhouse with a traditional pantile roof benefits from power, lighting and a water supply, making it ideal as a home office, studio or garden retreat. There is also a timber garden shed, a useful storage area to one side of the property, and two built-in lockable sheds with lighting on the opposite side. This exceptional family home offers a wonderful atmosphere throughout and presents an exciting opportunity for buyers seeking a substantial 1930s property with generous living space, beautiful gardens and further scope to enhance, if desired. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

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Location

This magnificent property enjoys a highly desirable position on this sought-after road in the heart of Sprowston, just north of the historic cathedral city of Norwich. The location offers an ideal balance of privacy and convenience, with a wide range of local amenities close at hand. Residents benefit from excellent schooling for all ages, along with nearby doctors` surgeries, supermarkets, leisure facilities, pubs, and attractive parks, making it perfectly suited to families and those seeking a well-connected lifestyle. The property also provides easy access to the Norwich Northern Distributor Road, ensuring convenient routes to surrounding areas and beyond. In addition, there are excellent public transport links to and from the city centre, allowing straightforward access to the many shops, restaurants, cultural attractions, and historic landmarks that Norwich has to offer.

Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale

Disclaimer

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. Pymm & Co 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. Information regarding broadband options and phone signal can be obtained from the Ofcom broadband and mobile coverage checker.

