



Preston Close, Wroxham - NR12 8SP

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Preston Close

Wroxham, Norwich

This IMPRESSIVE SEMI-DETACHED HOME occupies an ENVIABLE CORNER PLOT, with captivating views over FARMED FIELDS to the front, offering both privacy and a sense of rural tranquillity. Recently REFURBISHED TO A HIGH STANDARD and SUBSTANTIALLY EXTENDED TO THE REAR, the property welcomes you with a light-filled entrance hall leading into a 23' SITTING AND DINING ROOM, perfect for entertaining or relaxing with family. Flowing seamlessly from here, the SOCIABLE OPEN PLAN KITCHEN/LIVING AREA (complete with CONTEMPORARY FITTED UNITS and kitchen island seating space) creates a vibrant heart to the home, ideal for both every-day living and special occasions. Upstairs, the landing leads to THREE WELL-PROPORTIONED BEDROOMS, each boasting BUILT IN STORAGE for practical organisation and comfort. The FIRST FLOOR FAMILY BATHROOM SUITE is complemented by a STUNNING GROUND FLOOR SHOWER ROOM, both finished with stylish fixtures and fittings for a touch of luxury. Every detail has been carefully considered to maximise space, natural light, and versatility throughout this beautifully appointed home. The rear garden is generous in size, fully enclosed with timber fencing and mature shrubbery with patio and wooden deck seating spaces while a SWEEPING DRIVEWAY to the front of the home offers ample off road parking.



Council Tax band: C

Tenure: Freehold

- Semi-Detached Home Occupying An Envious Corner Plot
- High End Recent Refurbishment & Substantial Extension To The Rear
- Overlooking Farmed Fields To The Front
- 23' Sitting & Dining Room Accompanied By A Sociable Open Plan Kitchen/Living Area
- Three Bedrooms From Landing Each With Built In Storage
- First Floor Family Bathroom Suite & Stunning Ground Floor Shower Room
- Generous Rear Garden With Sprawling Lawn & Patio Seating Areas
- Large sweeping Driveway Giving Ample off Road Parking

Wroxham, the capital of the Norfolk Broads is a charming village known for its picturesque waterways, vibrant tourism and rich History offer an extensive range of amenities located within walking distance, including supermarket, shops, doctor's surgery, banks, schools and a wide range of boating facilities. There is also a rail link to Norwich and regular bus service, with great access to the Broadland Northway within a short drive.



SETTING THE SCENE

The property is tucked away from the street from the street tucked behind tall shrub borders to add a sense of privacy to the front of the home. An opening then leads you through to the sweeping driveway set upon shingle bedding with lawn frontage suited to expanding the parking if required in time. A recently erected timber and tile porch sits towards the front of the home while large swinging gates open towards the rear garden.

THE GRAND TOUR

The central hallway is the first place to greet you granting access to all living accommodation on the ground floor as well as stairs for the first floor and handy under the stair storage space. Immediately to the left the main living space emerges in the form of a 23' open plan sitting and dining room. The space is bright and neutrally decorated with open carpeted flooring conducive to a potential choice of layout or soft furnishings. To the left hand side of the room, uPVC double glazed windows are accompanied by a feature fireplace housing a cast iron wood burning fire ideal for those cosier evenings with built in storage spaces to the left hand side of the chimney breast. The opposite side of the room sees the flooring open up in front of a bay window where the current owners have a formal dining table leaving a potential choice of soft furnishings available within this space with the area to be used as a larger sitting room or potentially a children's play area if required.

From the central hallway a stunning ground floor shower room, set upon a dark stone flooring and surround is complete with a walk in shower unit and rainfall shower head. Towards the rear of the home, a historic extension has greatly improved the living space within the property to offer a sizable 16' kitchen and living area. The space features part vaulted ceilings complete with downward spotlights and a wide array of base mounted cabinetry with exposed red brick feature wall housing the range oven and hob. Within the kitchen and many other spots within the home, bespoke wooden shutter blinds fill the windows with a set of French doors opening onto the rear garden patio for easy flow of movement. A central island helps sociability of the room with breakfast bar seating ideal for those who like to entertain whilst a double enamelled sink sits between the solid wooden work surfaces.

The first floor landing splits to grant access into each of the three bedrooms within the home with two well proportioned double bedrooms coming towards the very front of the property offering similar sizes and equally as attractive décor with the slightly larger of the bedroom set upon solid wooden flooring with views over the farm fields in front of the home and handy built in storage. The smaller of the bedroom sits towards the very rear of the home overlooking the gardens - currently functioning as a dress room, this space is perfectly suited as a single bedroom, home office or nursery setup for expecting families. A second bathroom facility is located on the first floor in the form of a three piece family bathroom suite with a second rainfall shower head and glass screen mounted over the bath with a predominantly tile surround and heated towel rail.

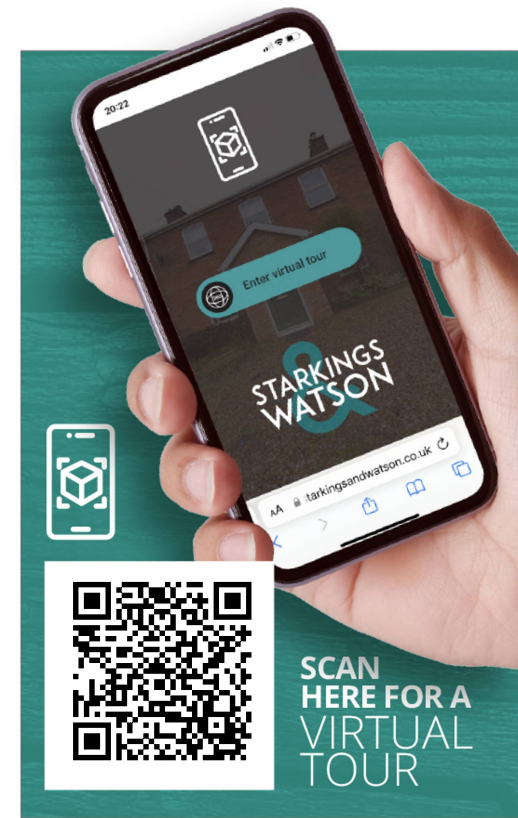
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



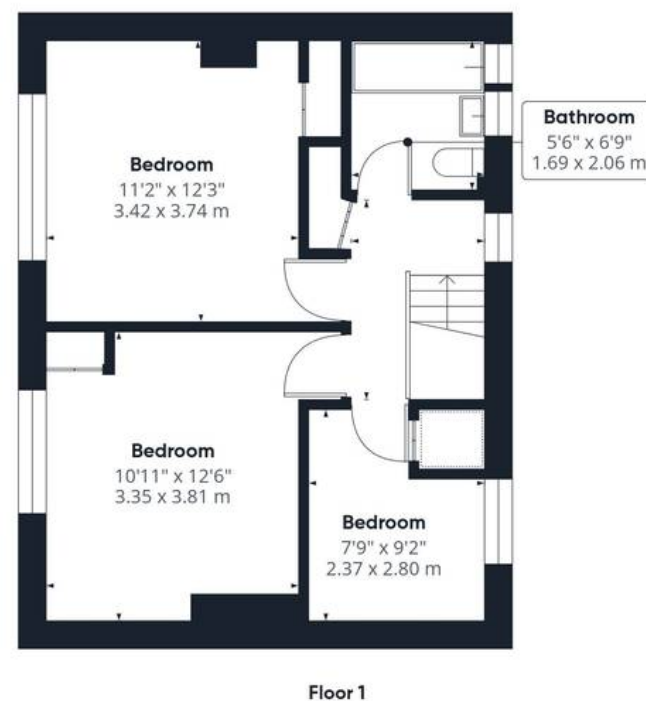




THE GREAT OUTDOORS

The rear garden is fully closed to both sides and the very rear with timber panel fencing and tall mature trees and shrubbery. Immediately as you exit from the kitchen a shingle and deck seating area presents itself ideal to be utilized during the warmer summer months whilst a flagstone patio reaches out from this. Sprawling out to the rest of the garden is a sizable lawn with mature trees and shrubbery running down each side and to the very rear to further add to the privacy of the setting of the home as well as giving a vibrant outlook.





Approximate total area⁽¹⁾

1161 ft²
107.9 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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