



**Bircham Close, Wroxham, Norwich, NR12 8FD**

**welcome to**

**Bircham Close, Wroxham, Norwich**

GUIDE PRICE £400,000 - £425,000

Here we have a stunning 3-bedroom detached house in Wroxham. Immaculately presented, modern throughout and scenic views of North Norfolk out of the windows, this is a house that needs to be viewed to be appreciated.



## Description

Located in the popular Broads town of Wroxham, this 3 bedroom detached house is beautiful, to say the least. Each room feels bright, spacious and modern. There is an unusual amount of built-in storage for a new build property, which makes this a very practical home for a family. The bedrooms are all of a good size and the upper floor houses not just an en-suite for the master bedroom, but also a family bathroom. The open-plan kitchen, dining and utility room makes for a pleasant place to be, whether that's cooking Sunday dinner or sitting at the table with a coffee looking out of the French doors into the garden.

Call our Stalham office today to book a viewing at this lovely home.

## Entrance Hall

uPVC front door opens into hall with laminate flooring, wall-mounted radiator and staircase.

## Cloakroom

Laminate flooring, WC & wash basin, wall-mounted radiator

## Lounge

Carpeted flooring, brick fireplace with log burner, wall-mounted radiators, double glazed windows to side & front aspect.

## Kitchen / Diner

Open-plan kitchen, dining and utility room. Tiled flooring, double glazed double doors leading into garden, double glazed windows to side & rear. Stainless steel sink & drainer, tiled splashbacks, built-in cooker, hob & hood, space for dishwasher, fridge/freezer and washing machine. Fuse box.

## Landing

Built-in wardrobe/cupboard, airing cupboard & tank, carpeted flooring, double glazed window to side and wall-mounted radiator

## Bedroom One

Built-in wardrobe, carpeted flooring, double glazed window to side. En-suite in this room.

## En-Suite

Laminate flooring, WC & hand basin, shower cubicle, wall-mounted radiator, extractor fan and double glazed window to side.

## Bedroom Two

Carpeted flooring, built-in wardrobe, double glazed window and wall-mounted radiator

## Bedroom Three

Carpeted flooring, loft access, double glazed window to front and wall-mounted radiator.

## Bathroom

Laminate flooring, bath, WC & hand basin, part-tiled walls, extractor fan, double glazed window and wall-mounted radiator.

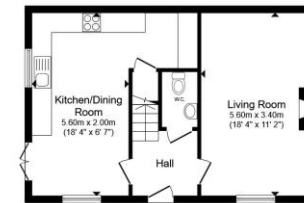
## External

To the front of the property is a paved pathway leading to the front door. There is a small section of garden laid to lawn at the front with privacy hedging surrounding. The front garden is bordered with flower beds full of a variety of shrubs. The side of the property is a shingle driveway with area of brick weave for additional parking. There is access to the garage with an up and over door. There is also a small section of lawn to the side.

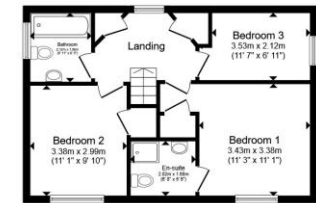
To the rear of the property is a fully enclosed garden, mainly laid to lawn with a patioed area for sitting out. This patio wraps around the property to allow access to the side door. There is a small tree in the far corner of the garden which will create further privacy once mature.

## Garage

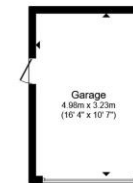
Electric points and separate fuse box.



Ground Floor



First Floor



Garage

Total floor area 112.0 m<sup>2</sup> (1,206 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/NWS108654](http://williamhbrown.co.uk/Property/NWS108654)



welcome to

## Bircham Close, Wroxham, Norwich

- GUIDE PRICE £400,000 - £425,000
- Vendors Have Found!
- En-Suite to Main Bedroom
- Off Road Parking and Detached Garage
- Built in 2016 By Hopkins Homes Developer
- Close to Amenities & Broadland Village of Wroxham
- Easy Commuting Distance to City
- Immaculately Presented

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

guide price

**£400,000-£425,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWS108654](http://williamhbrown.co.uk/Property/NWS108654)



Property Ref:  
NWS108654 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers' interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01692 581034**



[stalham@williamhbrown.co.uk](mailto:stalham@williamhbrown.co.uk)



52 High Street, Stalham, NORWICH, Norfolk,  
NR12 9AS



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**