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16 Christopher Way, Wroxham, Norfolk, NR12 8FF

Built in 2017 by the highly regarded, award-winning housebuilders Hopkins Homes, this impressive five-bedroom detached residence offers spacious and versatile family accommodation, presented in excellent condition throughout and ready for its next owners to simply move in and enjoy. Positioned along a quiet no-through road within an attractive development of similar executive-style homes, the property enjoys a desirable setting on the fringe of Wroxham, famously known as the 'Capital of the Broads'. This sought-after location combines the appeal of a peaceful residential setting with the convenience of local amenities, well-regarded schooling and the wonderful opportunities for leisure and recreation afforded by the surrounding Norfolk Broads.

Occupying a generous plot of approximately a quarter of an acre, the property is approached via a gravelled frontage providing extensive off-road parking, together with access to a double garage. To the rear, the fully enclosed garden offers an excellent degree of privacy and provides an ideal space for family life and entertaining, with a generous lawn extending towards a paved seating terrace, perfectly suited to alfresco dining and summer gatherings.

Internally, the accommodation is both spacious and thoughtfully arranged. A welcoming entrance hall provides access to a cloakroom, a comfortable family lounge and a separate formal dining room. To the rear, the impressive open-plan kitchen/breakfast and family room forms the heart of the home, offering an ideal space for everyday family living and entertaining. This sociable area benefits from double doors opening directly onto the garden, creating a natural connection between the indoor and outdoor living spaces. A separate utility room provides additional practicality. The first floor continues to impress, offering five well-proportioned bedrooms, served by a family bathroom and separate shower room. Two bedrooms benefit from en-suite facilities, while the principal bedroom enjoys the added luxury of an adjoining dressing room, providing flexibility for use as a study, nursery or additional storage space. Two of the bedrooms also benefit from built-in storage.

The location is a particular highlight. Wroxham is at the heart of the Norfolk Broads, offering an enviable lifestyle centred around its beautiful waterways, riverside walks and surrounding countryside. Whether enjoying a leisurely river cruise, dining at one of the many popular cafés and restaurants or browsing the famous Roys of Wroxham department store, there is plenty to enjoy right on the doorstep. For commuters and those seeking access to wider amenities, the Northern Distributor Road provides convenient links to the historic city of Norwich, with its extensive shopping and leisure facilities, mainline railway station, international airport, vibrant nightlife and wealth of cultural and historic attractions.



Detached



House



Modern



3 Bathrooms
1 Cloakroom



3 Receptions



5/6 Bedrooms



Tax Band G



Off-Road
Parking



Double
Garage


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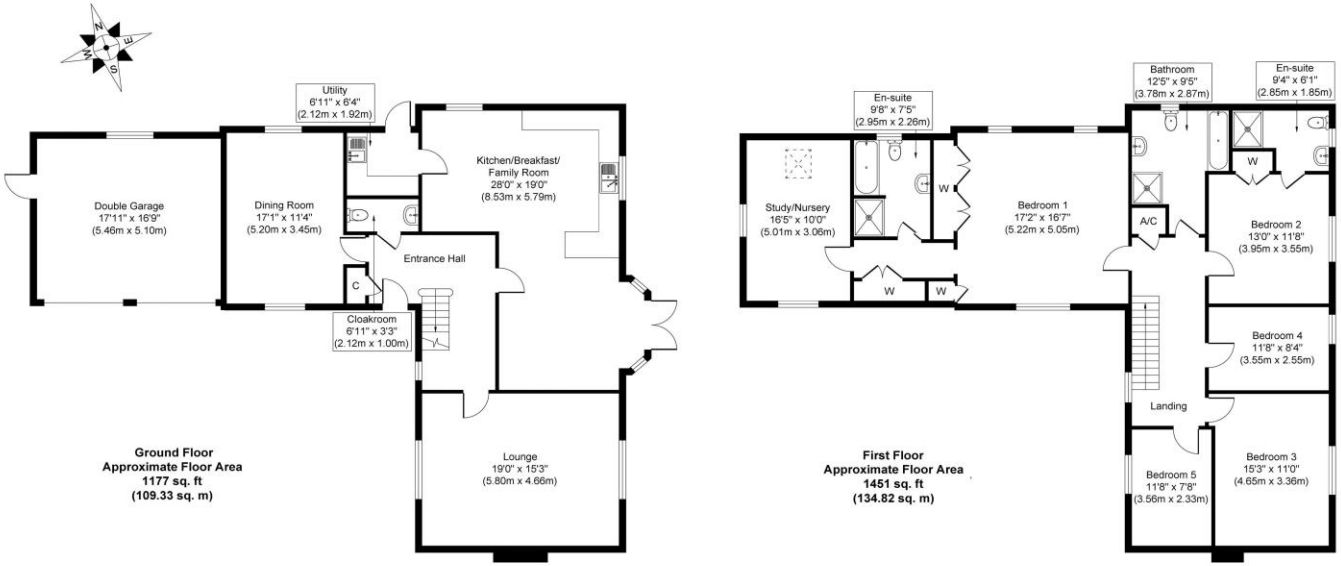

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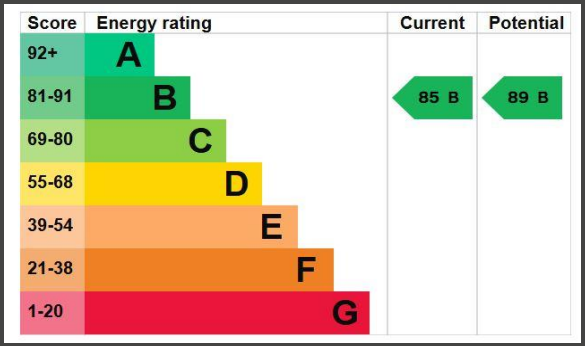

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements 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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