

# Arnolds | Keys



**Midway, 12 Grange Walk, Wroxham, NR12 8RS**

**Guide Price £575,000**

- SUBSTANTIAL FOUR BEDROOM HOME
- SUMMER HOUSE WITH POWER BEAUTIFUL
- DETACHED GARAGE WITH TWO SHEDS AND COAL STORES
- SOUGHT AFTER NORFOLK BROADS VILLAGE LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES
- SPACIOUS DRIVEWAY FOR MULTIPLE VEHICLES
- VERSATILE AND WELL PRESENTED ACCOMMODATION
- WRAP AROUND GARDENS MEASURING OVER HALF AN ACRE

# 12 Grange Walk, Wroxham NR12 8RS

An impressive four bedroom detached property tucked away along a quiet lode within the heart of the popular Broadland village of Wroxham. Set on a plot measuring just over half an acre, this well presented home offers spacious and versatile accommodation within a peaceful setting.



Council Tax Band: E



## DESCRIPTION

Set on an established and generous plot measuring just over half an acre, this well presented four bedroom detached property offers substantial and versatile accommodation, conveniently located in the heart of Wroxham. Having been extended over time the property offers bright and flexible living spaces with well proportioned bedrooms, all enjoying attractive garden views. The home comprises a welcoming and spacious entrance hall, leading to the living room with bifold doors to the garden, dining room, kitchen, utility room, cloakroom, bathroom and three bedrooms. To the first floor in the principal bedroom with ensuite shower room and a storage room built into the eaves. Externally the property boasts a spacious driveway with plenty of space for parking and access to the detached garage, all located amongst mature and well kept gardens. This delightful property presents the perfect opportunity to acquire a substantial family home within an enviable location in the Norfolk Broads.

## ENTRANCE HALL

Composite door to main entrance with floor to ceiling length windows to either side, carpet flooring, stairs to first floor.

## LIVING ROOM

Double glazed bifold doors to south facing rear patio area with double glazed window to the side, oak parquet flooring, fireplace with mantle over and ceramic hearth, radiator.

## DINING ROOM

Double glazed window to south facing rear aspect, oak parquet flooring, radiator, archway to:-

## KITCHEN

A dual aspect room with double glazed window to side and rear aspect, double glazed uPVC door to side entrance, fitted with a range of wooden front wall and base units, inset one and a half stainless steel sink and drainer, inset electric oven, space for free standing fridge/freezer, space and plumbing for a washing machine, electric four ring hob with cooker hood over, opening to utility room.

## UTILITY ROOM

Double glazed window to front aspect, double glazed uPVC door to side, fitted with wooden fronted wall and base units, inset stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer, tiled flooring, radiator.

## CLOAKROOM

Double glazed window with obscured glass to front aspect, fitted with a pedestal wash hand basin, WC, bidet, radiator, built in storage, tiled flooring.

## BEDROOM FOUR

Double glazed window to rear aspect, carpet tiles, radiator.

## BEDROOM THREE

Double glazed window to rear aspect, carpet tiles, radiator.

## BEDROOM TWO

Double glazed window to rear aspect, carpet tiles, radiator.

## BATHROOM

Double glazed window with obscured glass to front aspect, fitted with a three piece suite comprising jacuzzi bath with mains connected shower head over, wash hand basin, radiator with towel rail over, extractor fan, tiled floor and walls.

## FIRST FLOOR LANDING

Double glazed window to front aspect, built in storage, carpet.

## EAVES STORAGE ROOM

Double glazed window to side aspect. Please note there is reduced head height in this room, please refer to floorplan.

## BEDROOM ONE

Double glazed window to rear aspect, carpet flooring, radiator, door to ensuite.

## ENSUITE

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising shower cubicle with mains connected shower, WC, pedestal wash hand basin, vinyl flooring, radiator, eaves storage cupboard.

## EXTERNAL

The property is approached via a timber framed gated entrance to the shingle driveway. There is access here to the single garage which has an up and over door, power and lighting. The grounds measure just over half an acre, with the majority south facing, and offer mature lawn areas, a variety of established shrubs, wildflowers and trees, including a fantastic Rhododendron. There is plenty of external storage with two sheds, alongside a spacious summer house which is double glazed and has lighting and power - the perfect place to enjoy views of the garden all year round.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity, water and gas connected.  
Council tax band: E

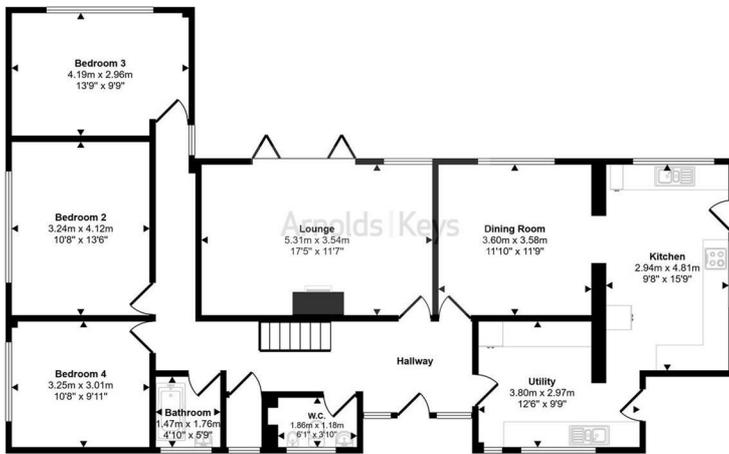


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

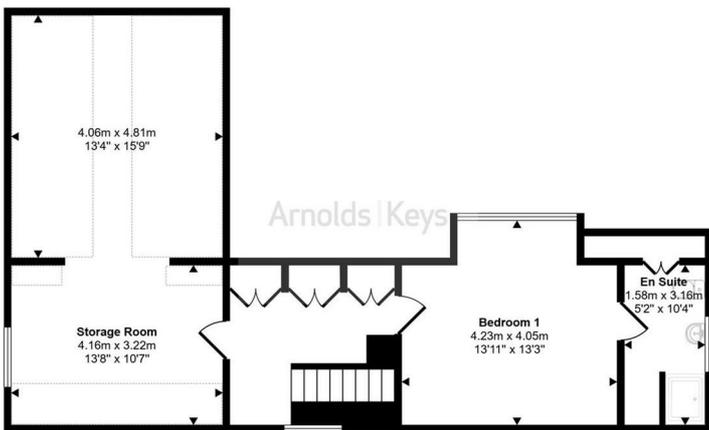
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
Approx 122 sq m / 1316 sq ft

Denotes head height below 1.5m

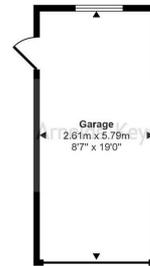
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**First Floor**

Denotes head height below 1.5m

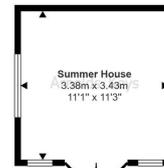
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**Garage**  
Approx 15 sq m / 163 sq ft

Denotes head height below 1.5m

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**Summer House**  
Approx 12 sq m / 125 sq ft

Denotes head height below 1.5m

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

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