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68 Wroxham Road, Norwich, Norfolk, NR7 8EX

A well-presented semi-detached family home, ideally positioned just north of the historic Norwich city centre. This highly desirable location offers an excellent balance of privacy and convenience, with a wide range of amenities close at hand. Residents benefit from well-regarded schooling for all ages, along with nearby doctors' surgeries, supermarkets, leisure facilities, pubs, and attractive parks, making it perfectly suited to family life and those seeking a well-connected lifestyle.

Set back from the road, the property is approached via a shingle frontage providing ample off-road parking and access to a garage. To the rear, a generous south-east facing lawn garden is bordered by mature shrubs and trees and features raised beds, ideal for growing vegetables and flowers, along with a timber storage shed, creating a pleasant and practical outdoor space.

Internally, the home is well presented throughout. An entrance hallway leads into a sitting room with a bay window and feature fireplace, a bright and airy galley-style kitchen, and a spacious lounge/dining room with sliding doors opening onto the rear garden and additional access to the kitchen, perfect for modern family living. To the first floor, there are three bedrooms, a family bathroom, and a separate WC.

The property is further enhanced by its proximity to the Northern Distributor Road, providing convenient access to Norwich Airport, the University of East Anglia, Norfolk and Norwich University Hospital, and the railway station at Riverside. Norwich city centre itself offers excellent shopping, a wide range of cafés and restaurants, vibrant nightlife, and a wealth of historical interest.



Semi-Detached



House



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band C



Off-Road
Parking



Garage



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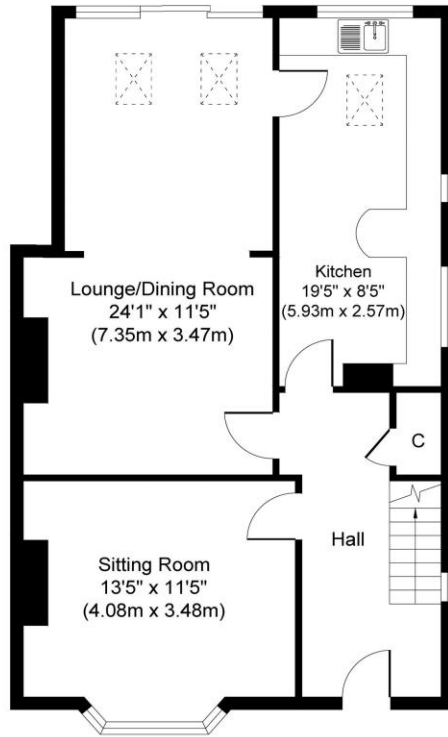
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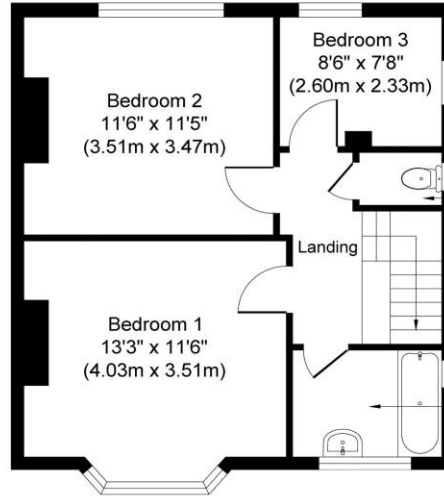
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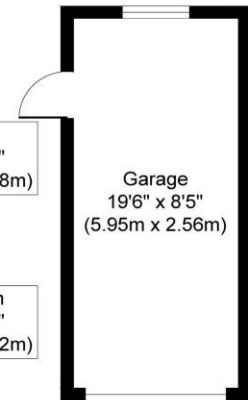
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Ground Floor
Approximate Floor Area
737 sq. ft
(68.47 sq. m)



First Floor
Approximate Floor Area
503 sq. ft
(46.75 sq. m)



Garage
Approximate Floor Area
164 sq. ft
(15.23 sq. m)

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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