



COAST & COUNTRY LIVING

Finer Details



Attractive Detached House in a Highly Sought-After Location within the village of Wroxham

Five Bedrooms and Three Bath/Shower Rooms

Principal Bedroom with Walk-In Wardrobe and Luxurious En-Suite Bath/Shower Room

Contemporary Kitchen/Dining Room with Separate Utility Room and Ground Floor WC

Spacious Sitting Room featuring a Wood Pellet Burner

Stunning Garden Room and Separate Study

Extensive Mature Gardens with Fruit Cage, Summerhouse, Shed and Greenhouse

Double Garage with Electric Door plus Workshop/Gym

Accommodation Extending to Approximately 2,518 sq.ft

Energy Rating: D

Tucked away within an exclusive close of just six properties, in the former grounds of a distinguished country residence, this exceptional detached home occupies a coveted position just off The Avenue, one of Wroxham's most prestigious residential addresses.

Constructed approximately 25 years ago by a respected local builder and extensively enhanced by the current owner, the property presents an outstanding blend of quality craftsmanship, contemporary styling and versatile family living. Extending to approximately 2,518 sq.ft, the home offers beautifully balanced accommodation that is both generous in scale and effortlessly practical.

From the moment you step inside, an abundance of natural light and a wonderful sense of space create an immediate impression.

Carefully considered improvements, including a striking contemporary glass staircase, upgraded heating and hot water systems, extensive landscaping and a sophisticated alarm system, ensure the property meets the expectations of modern living while retaining a warm and welcoming atmosphere.



At the heart of the home lies a stylish kitchen and dining room, perfectly designed for everyday family life and entertaining alike. Complemented by a separate utility room and ground floor cloakroom, the space combines practicality with contemporary elegance.







The spacious sitting room provides a superb setting for relaxation, centred around a charming wood pellet burner that creates a cosy focal point during the cooler months.

Beyond, the magnificent garden room enjoys delightful views over the gardens and offers a tranquil retreat throughout the year. A separate study provides the ideal environment for home working or quiet reading.











The first floor offers five generously proportioned bedrooms and three well-appointed bath and shower rooms. The impressive principal suite is a true sanctuary, featuring a walk-in wardrobe and a luxurious en-suite bath and shower room designed for comfort and relaxation.

Flexible and adaptable, the accommodation is perfectly suited to growing families, visiting guests or multi-generational living.







The gardens are a particular highlight of the property, having been thoughtfully landscaped to create a private and peaceful outdoor environment. Mature trees provide structure and year-round interest, while extensive lawns offer space for children and grandchildren to play.

A fruit cage, greenhouse, shed and charming summerhouse provide excellent opportunities for gardening enthusiasts, while an electric awning over the patio creates the perfect setting for alfresco dining and entertaining.

Situated in the heart of the Norfolk Broads, Wroxham is renowned as the capital of the Broads, offering a unique lifestyle centred around beautiful waterways, scenic countryside and an excellent range of local amenities.

Rarely does a property combine such a desirable location, generous accommodation, exceptional presentation and wonderful gardens. This is a home that effortlessly adapts to every stage of life and offers an outstanding opportunity to enjoy the very best of Broadland living.



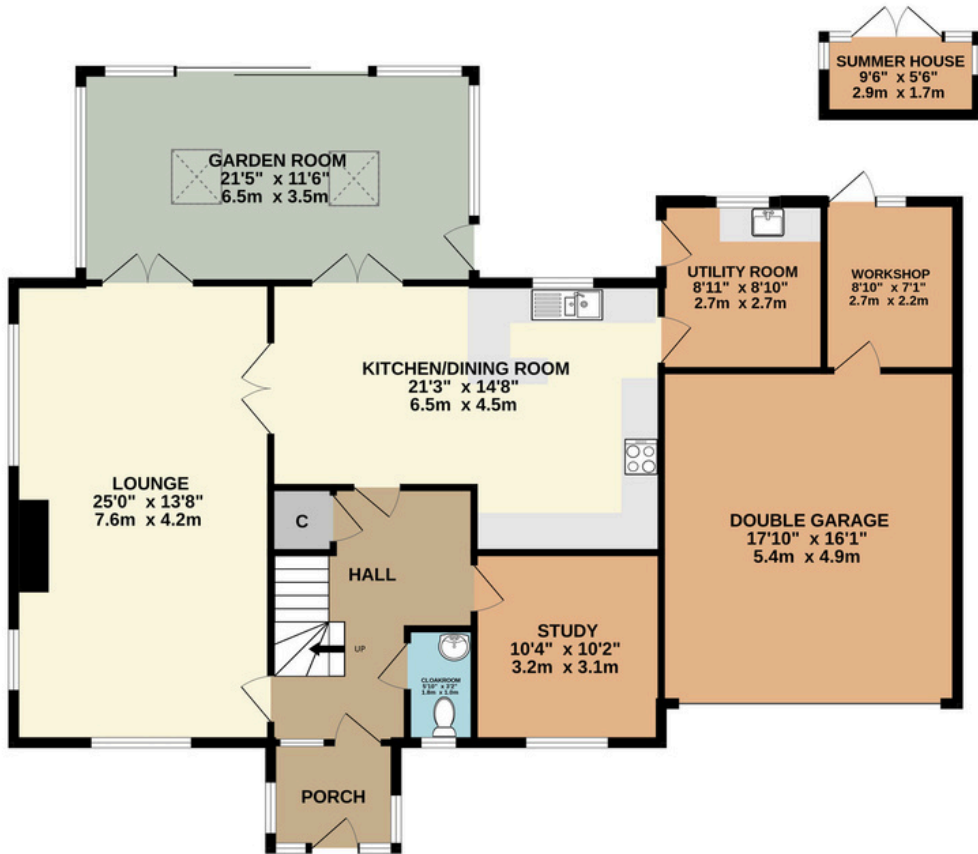




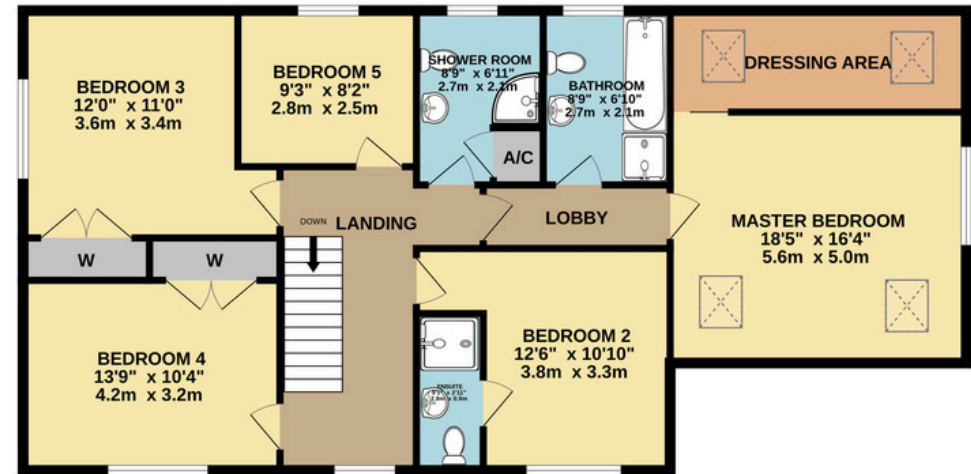




GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



1ST FLOOR
1194 sq.ft. (110.9 sq.m.) approx.



TOTAL FLOOR AREA : 2518 sq.ft. (233.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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