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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



3 Charles Close, Wroxham, Norfolk, NR12 8TU

A detached bungalow occupying a highly desirable position in the heart of the picturesque riverside village of Wroxham, surrounded by an attractive collection of established homes within an area renowned for its architectural charm and historical significance. Offering excellent potential for modernisation and personalisation, the property presents a rare opportunity to create a superb home in one of Norfolk's most sought-after waterside locations.

Conveniently situated within walking distance of the village centre, residents enjoy easy access to an excellent range of amenities, including Roys department store and supermarket, independent shops, cafés, restaurants, public houses, a post office, doctor's surgery, dentist, and schooling for all ages. Wroxham, widely regarded as the "Capital of the Norfolk Broads", is centred around the River Bure and provides endless opportunities for boating, waterside dining, wildlife watching, and exploring the renowned network of navigable waterways.

Occupying a generous plot of more than a quarter of an acre, the property is set well back from the road and approached via a substantial paved driveway providing ample off-road parking and access to a garage with additional storage space. A well-maintained front lawn enhances the property's kerb appeal, while to the rear, a paved sun terrace provides the perfect setting for outdoor dining and entertaining. Beyond lies a beautifully established south-east-facing garden, predominantly laid to lawn and enclosed by mature hedging, creating a private and tranquil outdoor retreat. A timber garden shed provides useful additional storage.

The accommodation offers well-proportioned living space with exciting scope for enhancement. An enclosed entrance porch opens into a central hallway, providing access to the kitchen and a spacious lounge/dining room. Adjoining the living area is a generous garden room that extends along the rear elevation, enjoying delightful views over the garden and creating a wonderful connection to the outdoors. An inner hallway leads to two bedrooms, both benefiting from built-in storage, together with a family bathroom.

Whether sought as a permanent residence, retirement home, or a peaceful retreat within the Norfolk Broads, the property's appeal is further enhanced by its excellent transport connections. Regular bus and rail services provide convenient access to the North Norfolk coastline and the historic city of Norwich, offering an extensive range of shopping, dining, cultural attractions, and entertainment. Combining a prime village location, generous gardens, and outstanding potential, this is a wonderful opportunity to create a home tailored to your own tastes in one of Norfolk's most desirable settings.



Detached



Bungalow



Older



1 Bathroom



2 Receptions



2 Bedrooms



Tax Band E

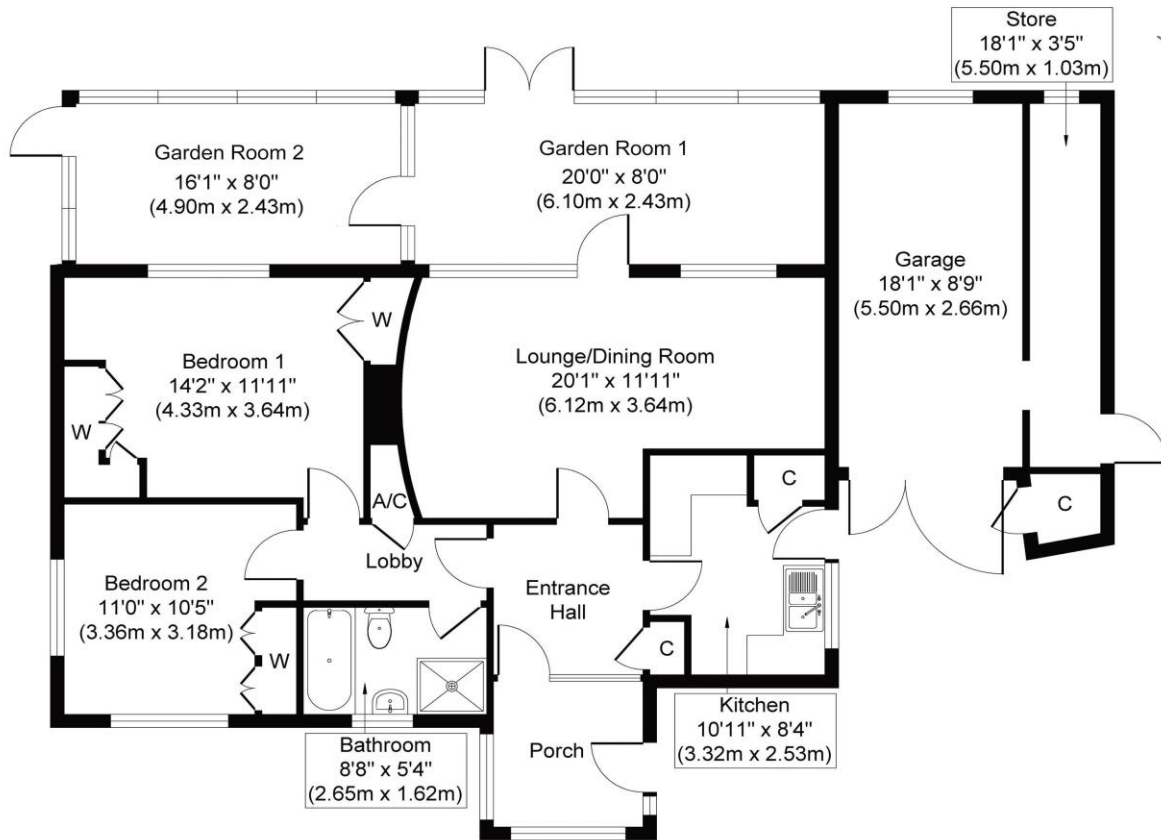


Off-Road
Parking



Garage





Approximate Floor Area
1117 sq. ft
(103.73 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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