



THE STORY OF

40 Staithe Way Road

Wroxham, Norfolk

SOWERBYS



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40 Staithe Way Road

Wroxham, Norfolk
NR12 8TH

Popular Broads Village Location

Fine Views

Integral Garage, Cloakroom and Reception Room

First Floor Sitting Room with Fabulous Balcony

Kitchen, Dining Room and Cloakroom

Top Floor Principal Bedroom with En-Suite

Two Further Bedrooms and Family Bathroom

Parking and Garage Access

Terrace, Lawn and Established Hedging

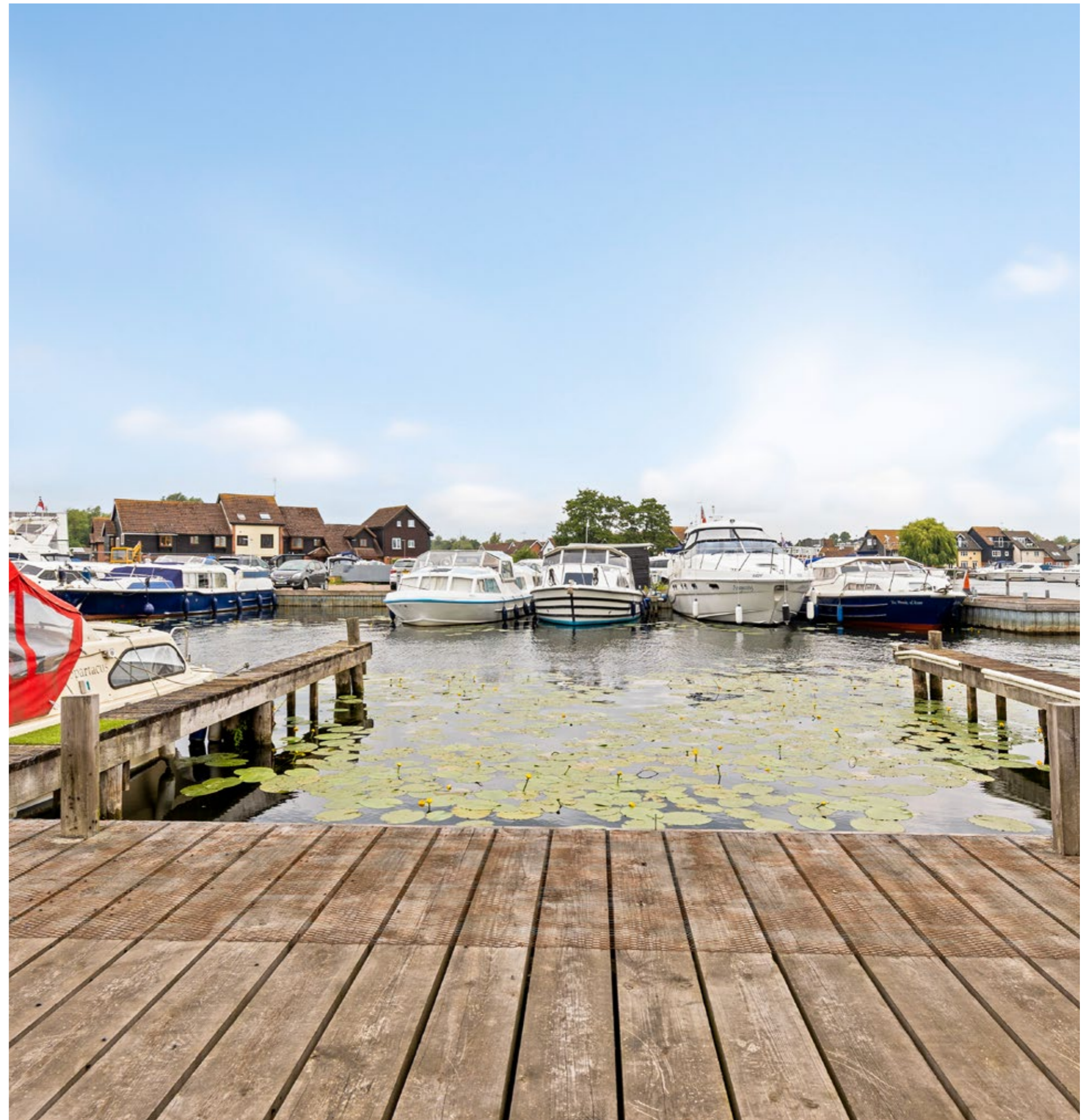
Private Mooring

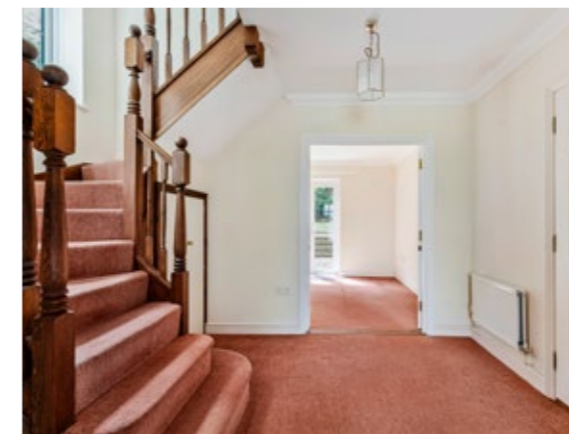
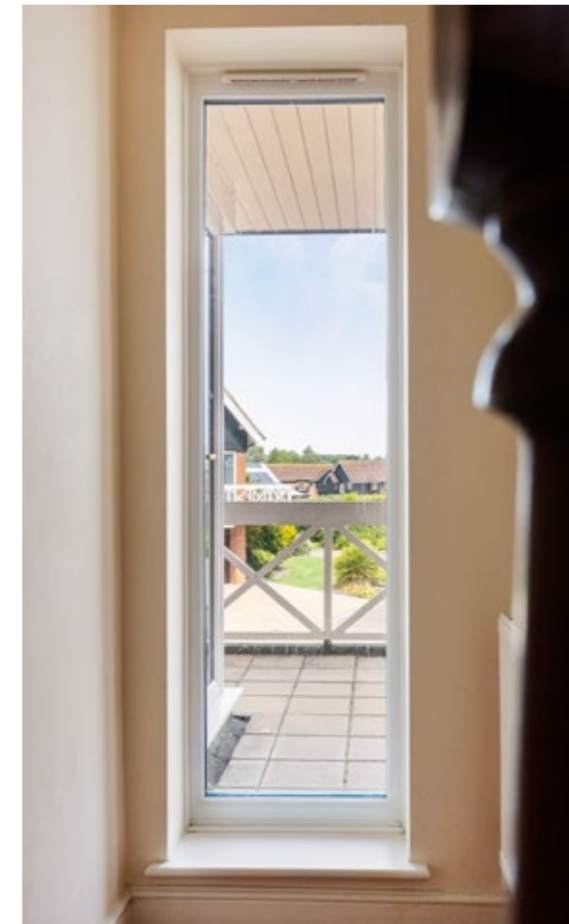
In Need of Updating

SOWERBYS NORWICH OFFICE

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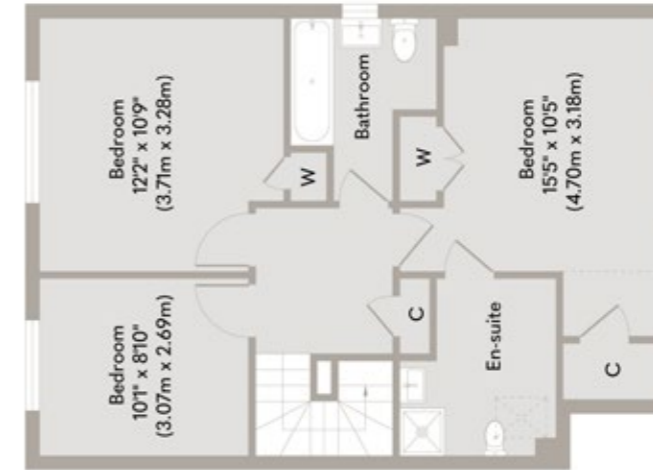


This superb, well-appointed home is located within one of the most popular locations in the broads village of Wroxham, amongst a small cluster of similar homes.

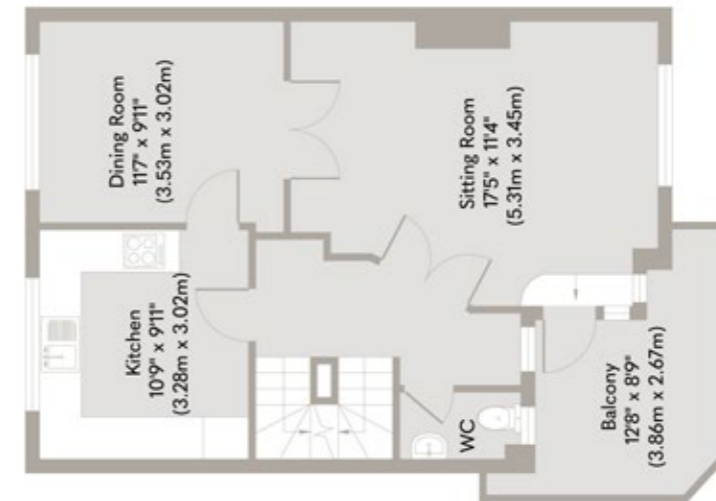
Today, this property is in need of some updating, but would make the most amazing home. The accommodation is set over three floors and is oriented to really take in the wonderful views of the River Bure. The ground floor offers an integral garage, cloakroom and a reception room that lends itself for many uses such as a study, library, garden room or bedroom. The first floor sitting room is flooded with natural light and your eyes are drawn to the great views. A door leads you out on the balcony where again you get great views and a perfect place to sit back and relax. A kitchen, dining room and cloakroom complete this floor. The top floor is home to three bedrooms. The principal bedroom to the front has an en-suite, and there are two further bedrooms and a family bathroom.

To the front there is parking on the gravelled driveway and access to the integral garage. To the rear is a south-facing garden with terrace, and steps lead up to the lawned area which is bordered by established hedging.

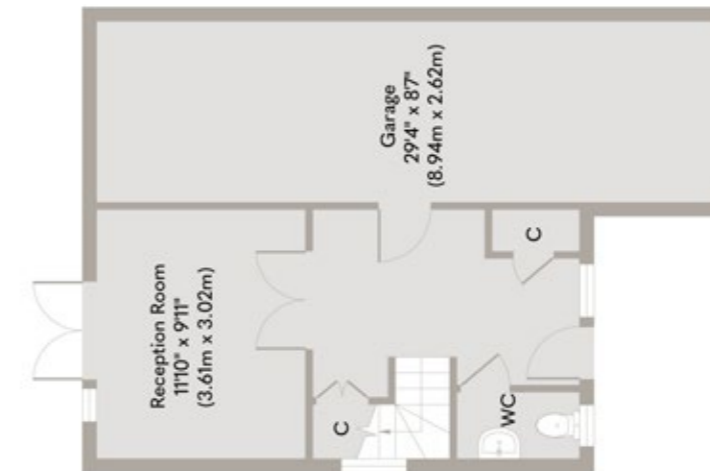
This fantastic home also has the benefit of private mooring. It's simply perfect for the keen sailor, with access onto the River Bure and the Broads National Park beyond.



Second Floor
 Approximate Floor Area
 596 sq. ft
 (55.34 sq. m)



First Floor
 Approximate Floor Area
 559 sq. ft
 (51.89 sq. m)



Ground Floor
 Approximate Floor Area
 531 sq. ft
 (49.29 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. 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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Wroxham

THE CAPITAL OF THE BROADS

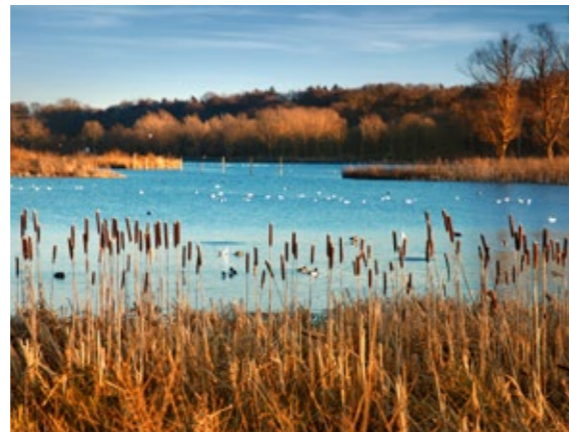
Situated a short commute away from Norwich with its many amenities, Wroxham is renowned for its boating culture.

Standing on the river Bure, the village is divided by the river and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham. A fun family day out can be had at Wroxham Barns where crafts activities and a Junior Zoo are two of the many activities to enjoy, finishing off with a piece of homemade cake or perhaps a Norfolk brewed cider. For sailing enthusiasts, the Norfolk Broads Yacht Club is situated close by, offering a large club house, ample mooring and many organised events for both members and guests.

A gem in the Norfolk countryside, Wroxham offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.



Note from Sowerbys



“With a private mooring, the home is perfect for a keen sailor...”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref:-2678-3911-5209-2199-5204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///vital.takeovers.repaying

AGENT'S NOTE

There is an annual service charge of £150 for communal gardens and mooring. Some of the images have been virtually staged to show the property furnished, for representation purposes only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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