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**STOBART
& HURRELL**

29 Stevenson Road, Wroxham, Norfolk, NR12 8FE

Tucked away in a peaceful cul-de-sac within an exclusive development on the outskirts of Wroxham, affectionately known as the Capital of the Broads, this impressive five-to-six-bedroom detached residence offers an exceptional blend of space, style and setting. Built by the renowned Hopkins Homes, it presents a rare opportunity for families seeking quality living with the convenience of nearby amenities, reputable schools, and the unrivalled leisure opportunities of the Norfolk Broads. This is a thoughtfully designed home in one of Norfolk's most desirable locations, where comfort meets countryside and convenience.

Set back from the road, the property is approached via a paved pathway bordered by lawned gardens. To the side, a hardstanding driveway provides generous off-road parking, access to an EV charging point and leads to a double garage. The rear garden offers a private haven for relaxation and entertaining, featuring a paved terrace, established lawn, greenhouse and raised vegetable beds.





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- DETACHED FAMILY HOME
- NORFOLK BROADS LOCATION
- LOCAL TO VILLAGE AMENITIES

- A STROLL TO THE WATER'S-EDGE
- WELL-PRESENTED THROUGHOUT
- AWARD WINNING HOPKINS HOME

- FIVE BEDROOMS, TWO WITH EN-SUITES
- OFF-ROAD PARKING & DOUBLE GARAGE
- THIRTY MINUTES TO CITY OR COASTLINE

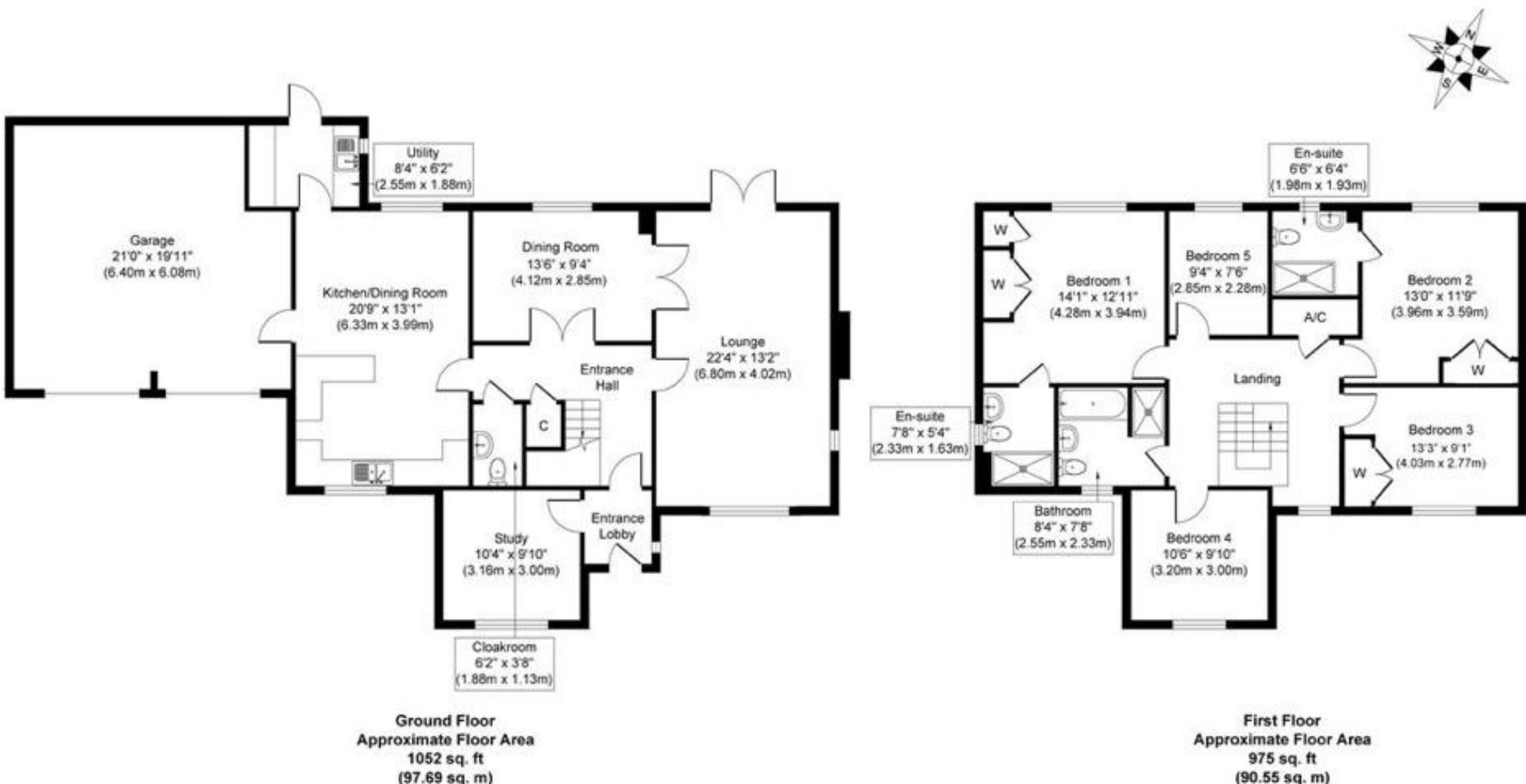
Inside, the accommodation is well presented and ready for immediate occupation. A welcoming entrance lobby flows through to a versatile study with the main hallway leading to a cloakroom, a formal dining room, and a spacious family lounge with a central wood burning fireplace, and French doors opening onto the garden. The living areas connect seamlessly with the contemporary open-plan kitchen and dining room, the true heart of the home, supported by a practical separate utility room. Upstairs, five generous bedrooms provide ample space for family and guests, three of which feature built-in wardrobes. Two bedrooms enjoy their own stylish en-suite facilities, while the remaining rooms are served by a well-appointed family bathroom.

The location is equally impressive. Wroxham, set amid approximately eighty-five acres of waterways, woodland and charming residential areas, offers a wealth of amenities including riverside cafés, independent shops and the iconic Roys department store. Whether you're enjoying a leisurely boat trip, scenic walk or relaxed lunch by the water, the lifestyle here is truly idyllic. The recently completed dual-ling of the Northern Distributor Road (NDR) further enhances accessibility, bringing the historic city of Norwich, with its excellent retail offering, mainline rail connections, international airport and rich cultural heritage, within easy reach.





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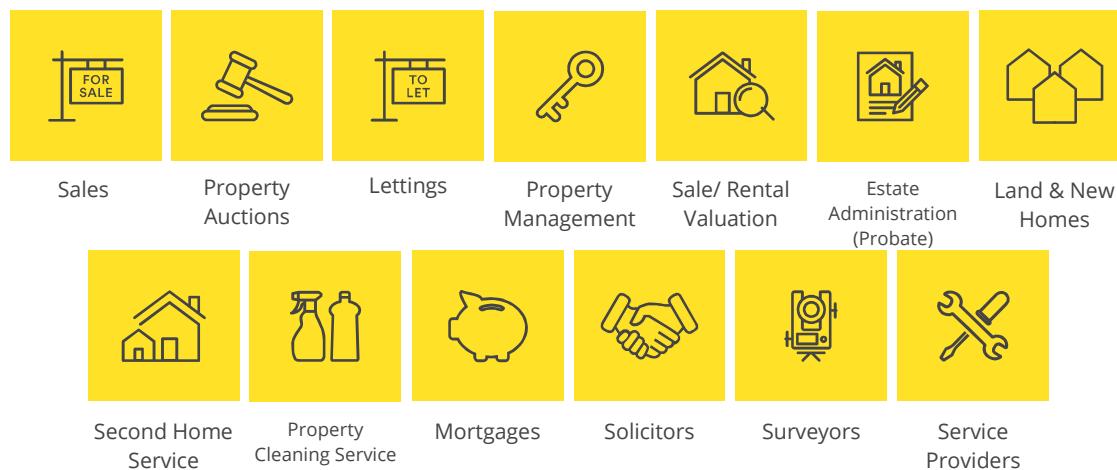
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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