

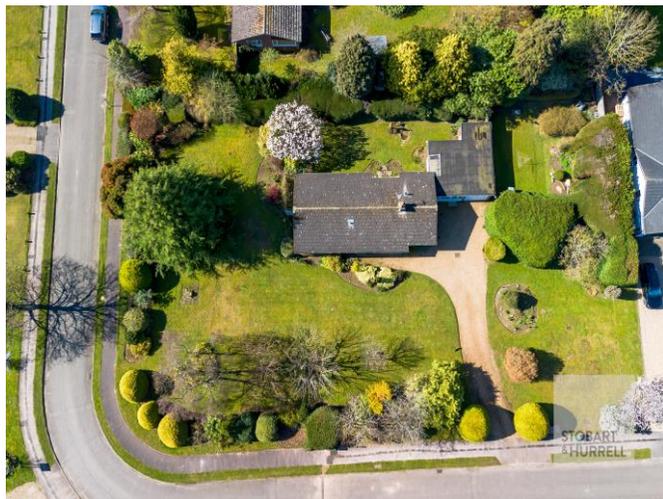


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49 Charles Close, Wroxham, Norfolk, NR12 8TT

A detached bungalow, offering excellent potential as a family home or for a couple seeking single-storey living with ample space for visiting friends and family. Set on a generous corner plot, exceeding half of an acre, within the highly sought-after Charles Close in Wroxham, the picturesque riverside village fondly known as the Capital of the Norfolk Broads, this property combines peaceful surroundings with easy access to local amenities and the natural beauty of the Broads National Park.

Perfectly positioned, the property lies within easy reach of the Norfolk Yacht Club and the tranquil Broads waterways, where opportunities for boating, birdwatching, and scenic walks abound. Set back and screened from the road by mature shrubs, the property is approached via a shingle driveway, providing ample off-road parking, a garage with adjoining storeroom, and access to a generous front lawn garden. To the side and rear, neatly maintained gardens are dotted with mature trees and established planting, offering a sense of privacy and calm.





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- THREE BEDROOMS
- DETACHED BUNGALOW
- SOUGHT AFTER LOCATION

- NORFOLK BROADS CAPITAL
- CLOSE TO LOCAL AMENITIES
- OPEN PLAN LOUNGE DINER

- POTENTIAL FOR IMPROVEMENT
- PLOT EXCEEDING HALF OF AN ACRE
- AMPLE OFF-ROAD PARKING & GARAGE

Inside, the bungalow presents an exciting opportunity for modernisation and personalisation, with spacious and versatile accommodation throughout. A central hallway provides access to a cloakroom, family bathroom, and three bedrooms, one with built-in storage and the principal enjoying its own private veranda. The generous family lounge features a bay window, feature fireplace, and double doors opening onto the rear garden, flowing naturally into an adjoining dining area. The kitchen leads through to a utility/garden room, which provides access to both the garage and storeroom.

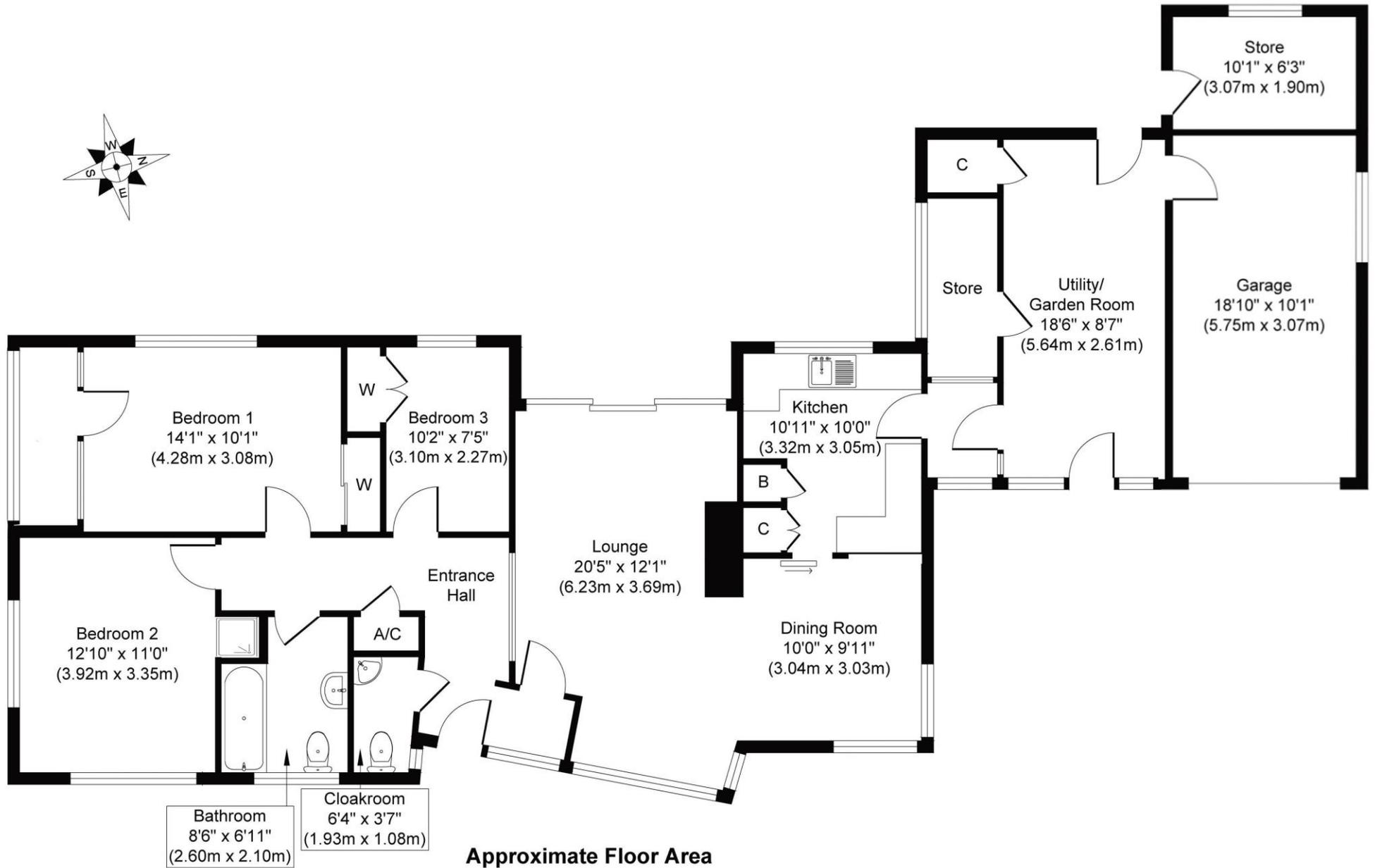
Life at Charles Close offers the perfect balance of village charm and convenience, with Wroxham's amenities, including a post office, Roys supermarket and department store, primary and high schools, and a range of cafés and riverside eateries, all within easy reach. For wider connections, the cathedral city of Norwich, the unspoilt North Norfolk coastline, and the renowned Norfolk Broads are all within a 30-minute drive, providing the very best of Norfolk's coast, countryside, and culture.

Agents Note: The sale of the property is subject to a Grant of Probate.





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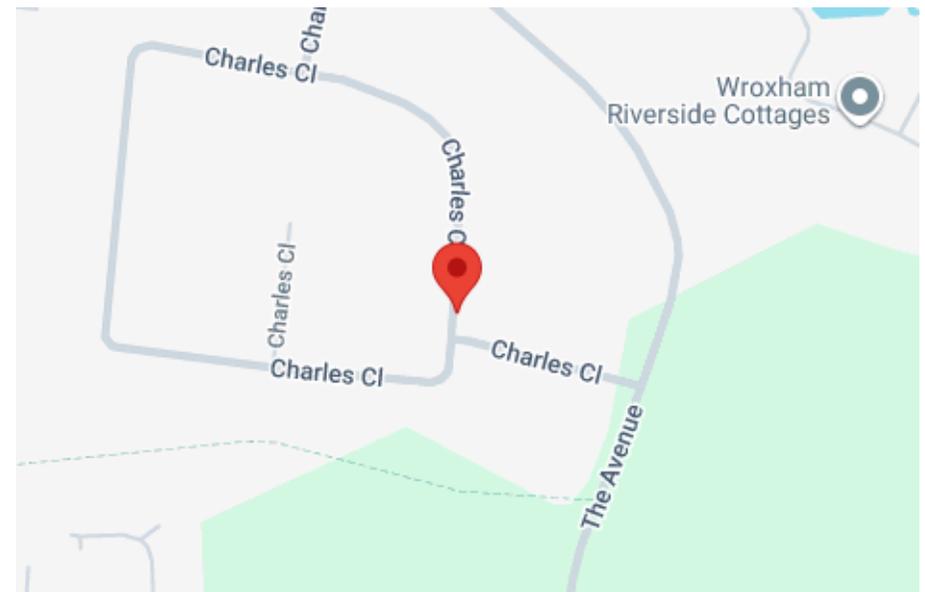


Approximate Floor Area
1269 sq. ft
(117.89 sq. m)

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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