

Ben Allman
Estate & Letting Agents



Park Road
Wroxham, Norwich, NR12 8SB
£1,295 Per month



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A Charming Three-Storey Period Cottage in the Heart of Wroxham

Set in the heart of Wroxham, the capital of the Norfolk Broads, this delightful period over-the-passage terraced cottage offers character, spacious accommodation and a fantastic village location.

Arranged over three floors, the property features a welcoming entrance hall, sitting room with sash window, wood flooring and an attractive open fireplace, leading through to a dining room with feature chimney breast, rear outlook and a cosy snug area. The kitchen provides a range of base units, sink and appliance space, with a door giving access to the rear garden.

The first floor offers two comfortable double bedrooms, both retaining period fireplaces, together with a family bathroom featuring a bath with shower and screen over, wash basin and WC. Stairs lead to the impressive master loft bedroom, a generous and characterful space with Velux windows to both the front and rear, exposed brick chimneys and plenty of natural light.

Outside, the front of the property provides a gravelled parking space, with side access leading to the private rear garden. The garden enjoys a sunny aspect and is mainly laid to lawn, with patio areas at both levels and a useful garden shed.

Ideally positioned for enjoying all that Wroxham has to offer, the property is within easy reach of local shops, cafés, restaurants and amenities, while the beautiful Norfolk Broads are close by. A charming home combining period features, versatile accommodation and an enviable location.



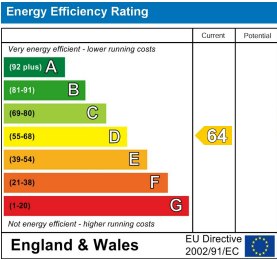
Area Map



Floor Plan



Energy Efficiency Graph



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