



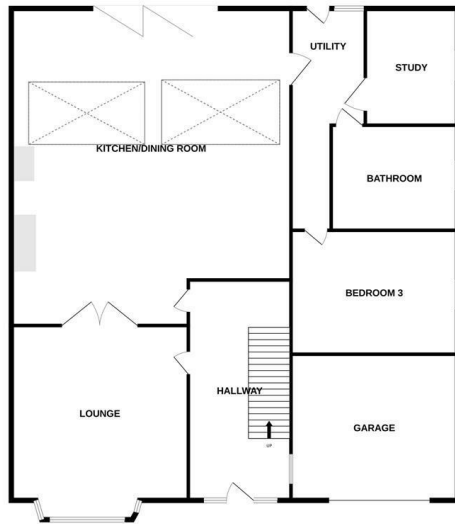
40 Wroxham Road | | Norwich | NR7 8TY

Price Guide £500,000

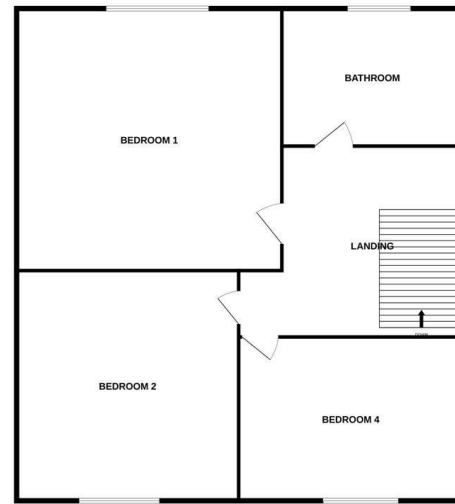
****GUIDE PRICE: £500,000 - £550,000**** Extended and renovated to an extremely high standard throughout, this impressive home offers spacious and versatile accommodation finished with a high level of specification. The entrance hall provides access to a separate lounge with bay-fronted window and double doors opening into a stunning open-plan kitchen/dining area, featuring LVT flooring, a high-quality Wren kitchen with floor-to-ceiling and base units, compact laminate worktops, integrated Bosch appliances, induction hob, wine cooler, central island with breakfast bar, instant hot water & filtered cold water tap, feature roof lanterns and large sliding doors opening onto the rear garden. A separate utility area offers additional storage, plumbing for laundry appliances, and access to a home office, downstairs bathroom and Bedroom Three. The ground floor bathroom is beautifully finished with porcelain tiling, a walk-in shower, freestanding bath, and his and hers wash basins. To the first floor are three further bedrooms and a contemporary family bathroom with walk-in shower, WC and wash basin. Externally, the property benefits from a generous south-east facing rear garden with multiple patio areas and a dedicated play space, while the front offers a substantial shingled driveway providing ample off-road parking.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Location:

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises:

Entrance Hall:

Doors to Lounge and kitchen.

Lounge: 12'5" x 11'10"

A bay-fronted window to the front aspect fills the space with natural light, while double doors provide a seamless flow through to the open-plan kitchen area.

Kitchen Dining Area 25'11" x 18'0"

Finished to an exceptional standard, the space features LVT flooring throughout and a stylish Wren kitchen fitted with floor-to-ceiling and base units, complemented by compact laminate worktops. Integrated appliances include an induction hob and eye-level Bosch oven, instant hot water & filtered cold water tap, microwave, and grill, along with a wine cooler. A central island with a convenient breakfast bar enhances the layout, while feature roof lanterns and large sliding doors flood the space with natural light and provide seamless access to the rear garden.

Utility:

Door to the rear, with space for a washing machine and dryer, along with additional storage. Internal doors lead to the office, downstairs bathroom, and Bedroom Three.

Office/Study 7'10" x 6'0"

Radiator and double-glazed window to the side aspect, providing natural light and ventilation.

Ground Floor Bathroom:

Finished with porcelain tiling throughout, the bathroom features a walk-in shower, freestanding bath, his and hers wash basins, and a low-level WC.

Bedroom Three: 13'6" x 13'4"

Radiator and double-glazed window to the side aspect.

First Floor Landing:

Doors providing access to three bedrooms and the family bathroom.

Bedroom One: 12'4" x 11'7"

Radiator and double-glazed window to the rear aspect.

Bedroom Two: 11'1" x 11'11"

Radiator and double-glazed window to the front aspect.

Bedroom Four: 9'0" x 7'3"

Radiator and double-glazed window to the front aspect.

Bathroom:

A high-quality suite featuring a walk-in shower, low-level WC, and wash hand basin, with frosted window to the rear aspect.

Outside Rear:

A generous south-east facing garden enjoying sunlight throughout the day. Fully enclosed and private, featuring a substantial porcelain patio arranged over two levels, ideal for entertaining, with a play area positioned to the rear.

Outside Front:

A generous shingled driveway providing ample off-road parking.

Local Authority:

Broadland District Council Tax band C

Utilities:


UFibre to the property.
Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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