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3 Preston Close, Wroxham, Norfolk, NR12 8SP

A beautifully presented three-bedroom semi-detached family home, with no onward chain, pleasantly positioned within a cul-de-sac on the fringe of Wroxham, an area particularly popular with families seeking access to local schooling, as well as those looking to enjoy the relaxation and recreation offered by the renowned Norfolk Broads.

Situated on a generous plot, the property is set back from the road and approached via a gravel driveway providing off-road parking and access to the front lawn garden. To the rear is a spacious and neatly maintained lawn garden, bordered by established shrubs and trees and complemented by a timber decking seating area and sun terrace, both providing ideal spaces for alfresco dining and entertaining with friends and family.

Accessed from the side, the spacious entrance hall leads into a generous lounge/dining room featuring a bay window and feature fireplace. There is also a ground-floor shower room and a modern kitchen with central island and double doors opening directly onto the rear garden. To the first floor are three bedrooms, all benefiting from built-in storage, together with a family bathroom.

The property enjoys excellent all-year-round appeal, being situated within the famous Norfolk Broads village of Wroxham, widely regarded as the Capital of the Broads. Local amenities include the renowned Roys department store and supermarket, post office and a selection of riverside cafés and eateries. The cathedral city of Norwich and the sandy beaches of the North Norfolk coastline are both within approximately a thirty-minute car journey, with bus and train services also providing convenient connections.



Semi Detached



House



Older



2 Bathrooms



1 Reception



3 Bedrooms



Tax Band C

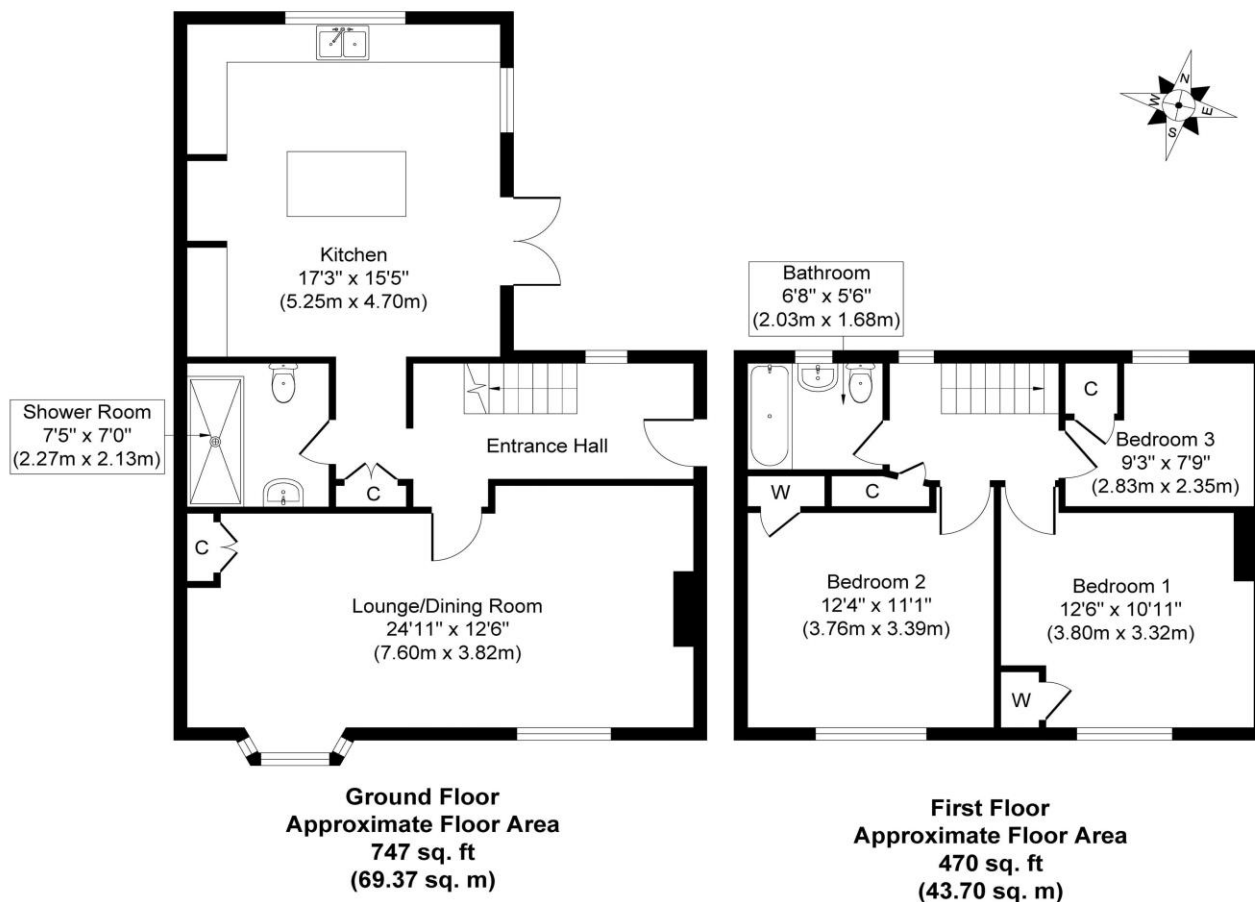


Off-Road
Parking



No
Garage





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		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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