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66 Charles Close, Wroxham, Norfolk, NR12 8TT

A spacious and versatile detached family home, set within a generous plot approaching half an acre, and ideally located in the highly sought-after Charles Close in Wroxham, the picturesque riverside village often referred to as the Capital of the Norfolk Broads. This superb setting offers a rare combination of privacy, convenience, and immediate access to some of Norfolk's most beautiful natural surroundings. Perfectly positioned for outdoor enthusiasts, the property lies within easy reach of the Norfolk Yacht Club and the tranquil Broads waterways, providing excellent opportunities for boating, birdwatching, and scenic riverside walks.

Set well back from the road and screened by mature trees and established shrubs, the property is approached via a shingle driveway offering ample off-road parking, access to a garage, and a generous front lawn. The gardens extend to the side and rear, where beautifully maintained grounds feature mature planting, a greenhouse, vegetable plot, and a paved terrace, ideal for alfresco dining and enjoying the peaceful surroundings.





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- CONSERVATORY
- DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION

- NORFOLK BROADS CAPITAL
- CLOSE TO LOCAL AMENITIES
- PLOT APPROACHING HALF OF AN ACRE

- AMPLE OFF-ROAD PARKING & GARAGE
- THREE BEDROOMS, ONE WITH EN-SUITE
- VERSATILE & SPACIOUS ACCOMMODATION

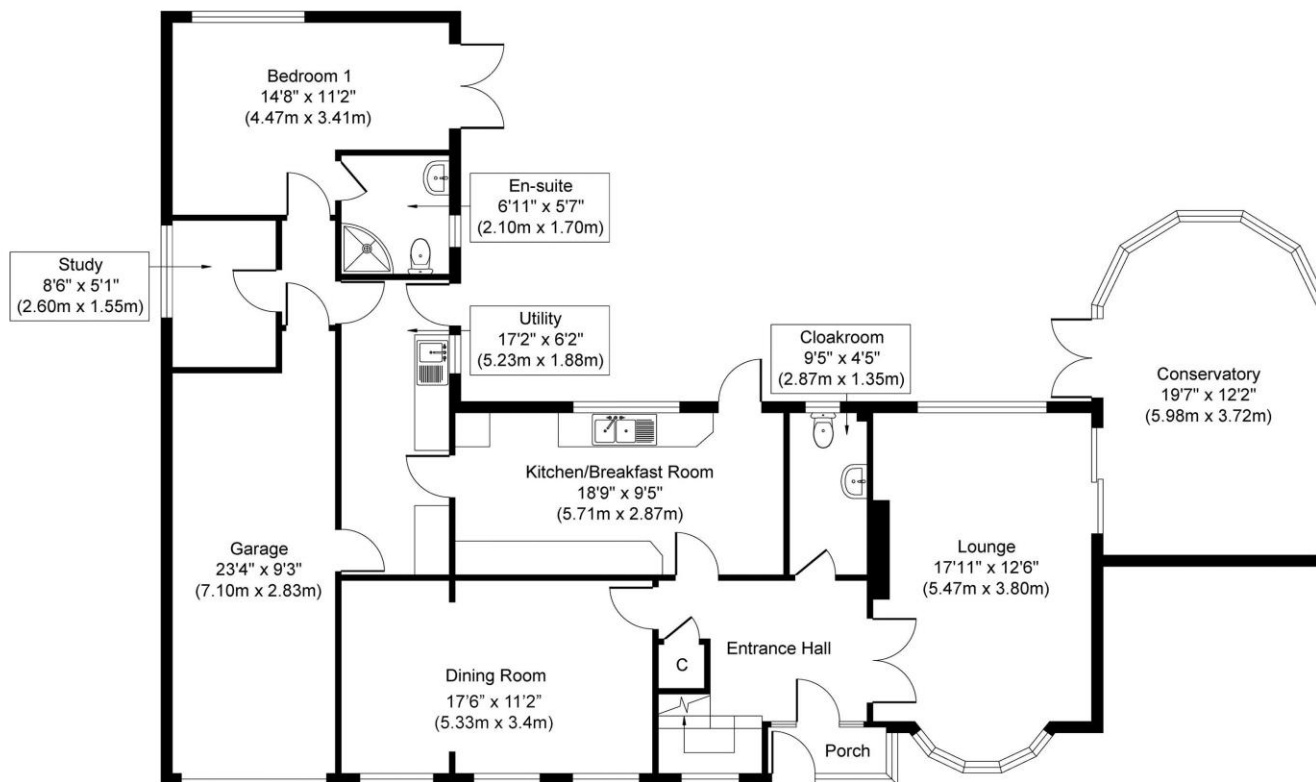
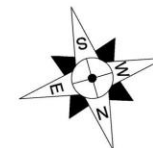
Internally, the home is well presented and thoughtfully arranged. A central hallway leads to a cloakroom, a separate dining room, and a spacious family lounge with a bay window, feature fireplace, and an adjoining conservatory overlooking and opening onto the rear garden. To the rear, a well-appointed kitchen/breakfast room is complemented by a separate utility room. A ground floor bedroom, complete with adjoining study and en-suite, offers excellent potential for multi-generational living or guest accommodation. Upstairs, there are two further bedrooms and a family bathroom, providing flexible living space to suit a range of needs.

Life on Charles Close offers the perfect balance of village charm and everyday convenience, with a wide range of amenities in Wroxham close at hand, including the renowned Roys of Wroxham, as well as schools, a post office, and a variety of cafés and riverside eateries. The historic city of Norwich, the unspoilt North Norfolk coastline, and the wider Broads network are all within approximately a 30-minute drive, making this an exceptional place to call home.

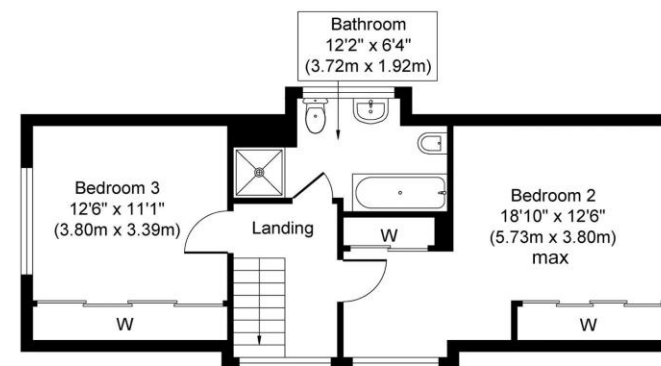




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Ground Floor
Approximate Floor Area
1437 sq. ft
(133.49 sq. m)



First Floor
Approximate Floor Area
473 sq. ft
(43.97 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		71 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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