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200 Norwich Road, Wroxham, Norfolk, NR12 8SA

This attractive modern detached home built in 1998 and on the market for the first time since, offers spacious and versatile family accommodation, presented in excellent condition throughout and ready for its next owners to simply move in and enjoy. Ideally positioned within the iconic Broadland village of Wroxham, famously known as the 'Capital of the Broads', the property enjoys the convenience of excellent local amenities. These include Caen Meadow, riverside cafés and restaurants, independent shops, a post office and the renowned Roys supermarket and department store.

Set back from the road, the property is approached via a low-maintenance gravelled frontage, providing an attractive first impression. To the rear, the garden is neatly arranged with a combination of lawn and gravelled areas, complemented by mature shrubs and a paved terrace, creating an inviting setting for outdoor dining and entertaining family and friends. The property further benefits from a double garage and ample additional off-road parking both accessed from the rear.

Internally, the accommodation is both well-proportioned and thoughtfully arranged. A welcoming entrance hall provides access to a cloakroom and a versatile study or additional bedroom, offering flexibility for those working from home or requiring ground-floor accommodation. The comfortable family lounge/dining room provides an excellent space for relaxing and entertaining, with adjoining conservatory overlooking the rear garden and providing direct access outside. Completing the ground floor is a spacious kitchen, complemented by a separate utility room that includes a gas central heating boiler that was new in December 2024.

Upstairs, the first floor offers three well-proportioned bedrooms, two of which benefit from built-in storage, with the principal bedroom enjoying the added advantage of an en-suite shower room. Originally designed as a 4-bed property the one very long bedroom was created during the original build and can easily be divided back to its planned dimensions to create that fourth good sized bedroom. A family bathroom completes the accommodation.



Detached



House



Modern



2 Bathrooms



2 Receptions



3/4 Bedrooms



Tax Band E



Off-Road Parking



Double Garage

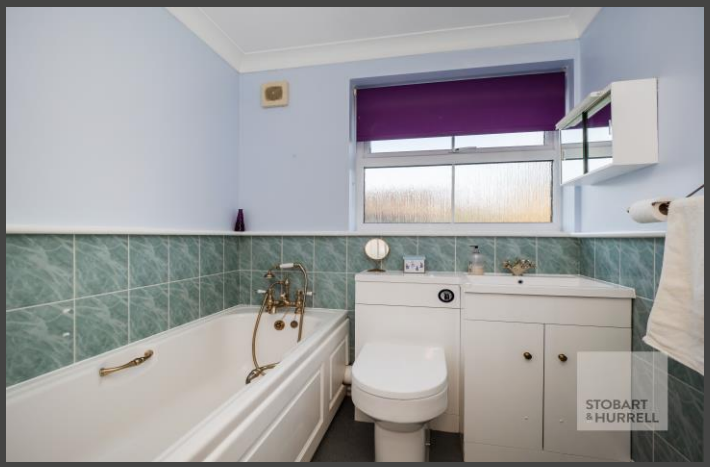

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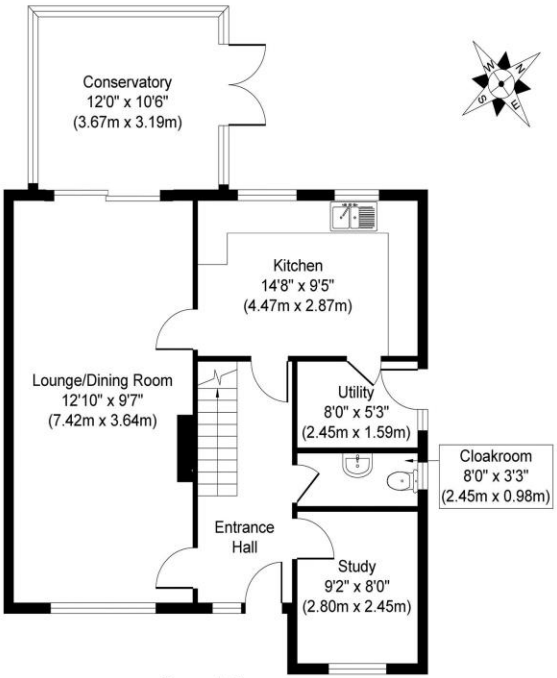

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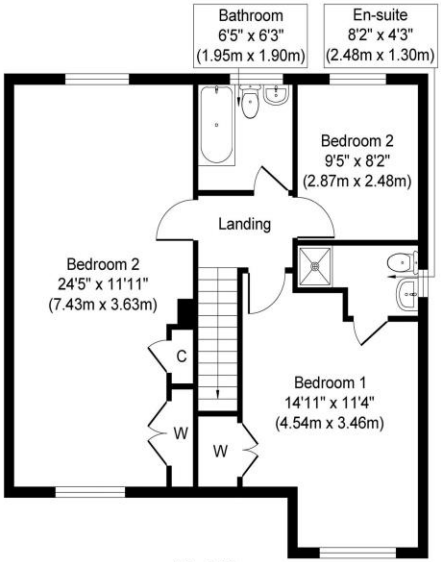

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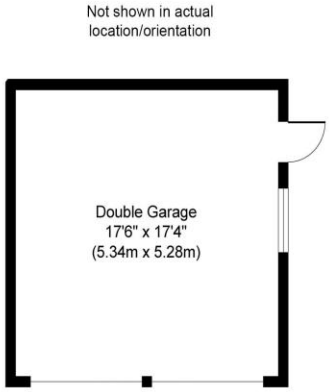

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Ground Floor
Approximate Floor Area
819 sq. ft
(76.10 sq. m)



First Floor
Approximate Floor Area
685 sq. ft
(63.66 sq. m)



Garage
Approximate Floor Area
303 sq. ft
(28.19 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.

Stobart & Hurrell
Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk
01603 782 782



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