



15 Bircham Close, Wroxham, NR12 8FD
Guide £480,000 - £495,000



Property Features

- Detached House
- Four Bedrooms
- Norfolk Broads Village Location
- Integral Garage
- South-West Facing Rear Garden
- Tucked Away Position
- Gas Central Heating
- Double Glazed Windows

Only a 3 minute drive away from the stunning Norfolk Broads, is this detached four bedroom house, in a pleasant tucked away position.

Wroxham is known as the Capital of the Norfolk Broads where you can hire all kinds of boats and enjoy the abundance of hotels, pubs, restaurants, shops all dominated around Roys brand department store who claim to be the world's largest village store!

ENTRANCE HALLWAY

With door to front and small double glazed window to side aspect. Doors and stairs leading off.

LOUNGE

With double glazed window to front aspect, door leading into hallway and double glass panel doors opening into kitchen diner.

KITCHEN DINER

Tiled flooring, double glazed patio doors opening to rear garden and double glazed window to rear aspect. Matching wall and base cupboards with worktops and inset stainless steel one and a half bowl sink. Hotpoint double oven, four ring gas hob with extractor and door leading into utility room.

UTILITY ROOM

Door to rear garden, wall mounted gas boiler to wall, base cupboards with worktops and inset stainless steel sink. Plumbing for washing machine, storage cupboard and door into garage.

CLOAKROOM

With double glazed window to front aspect. Two piece suite comprising WC and wash basin.

LANDING

Doors leading off, loft access and airing cupboard.

BEDROOM ONE

With two double glazed windows to front aspect. Deep built in wardrobe and access to en-suite.

EN-SUITE

With double glazed window to side aspect. Three piece suite comprising shower cubicle, WC and wash basin.



BEDROOM TWO

With double glazed dorma style window to front aspect.

BEDROOM THREE

With double glazed window to rear aspect and built in wardrobe.

BEDROOM FOUR

With double glazed window to rear aspect.





FAMILY BATHROOM

White suite comprising panelled bath with tiled surround. Pedestal wash basin with tiled splashback. WC. Radiator. Double glazed window to rear.

LOCATION

Wroxham and Hoveton are two connected villages, split by the River Bure. Wroxham is well known as the capital of the Norfolk Broads where you can hire all kinds of day and holiday boats. There is also an abundance of hotel, pubs, shops and restaurants with most of the shopping dominated around the Roys brand, claiming to be the world's largest village store!

Visitor attractions also include the riverside park, Hoveton Hall, Wroxham Barns, Miniature Worlds indoor model museum and the Bure Valley stream railway.

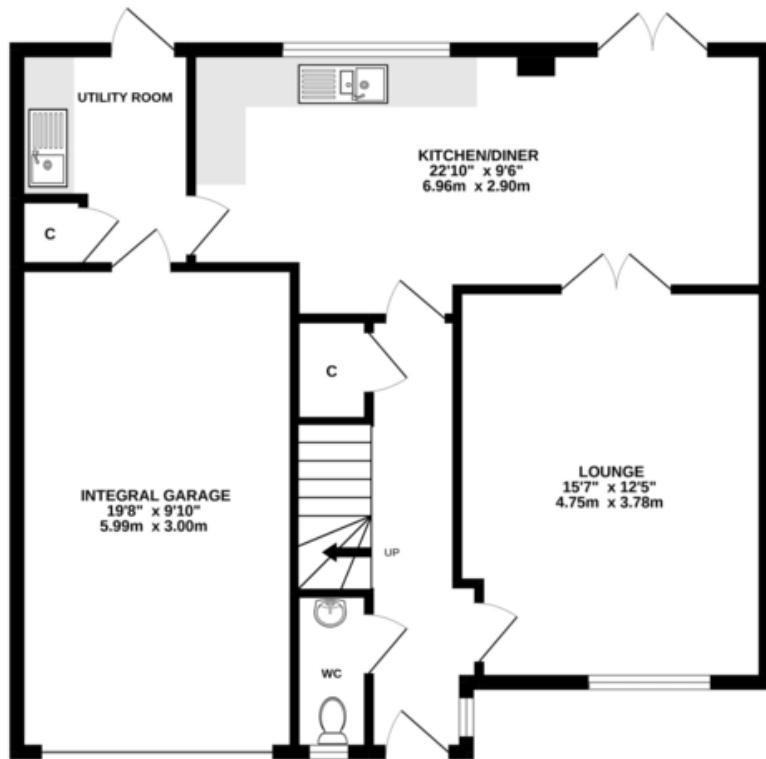
AGENTS NOTES:

Tenure: Freehold

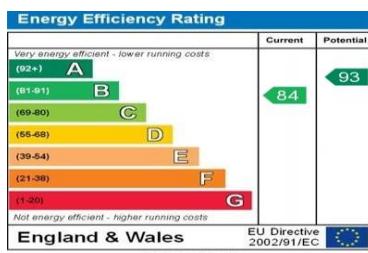
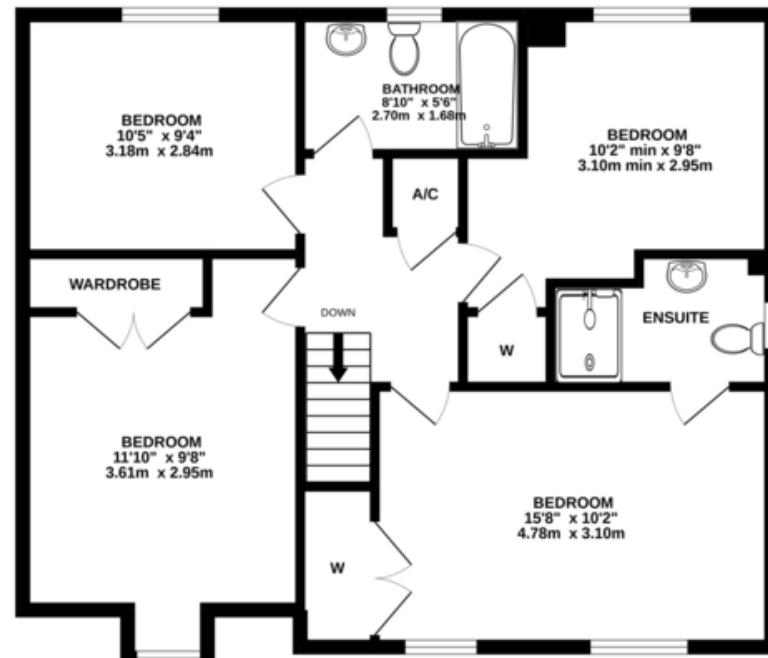
Council Tax Band: E



GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.1 sq.m.) approx.

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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