



THE STORY OF

Briarwood House

Wroxham, Norfolk

SOWERBYS

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Briarwood House

5 The Avenue, Wroxham, Norfolk,
NR12 8TN

Handsome Five Bedroom Detached Home

Exclusive and Desirable Location

Immaculately Presented Throughout

Open-Plan Living Options

Highly Versatile Accommodation

Two En-Suites and Family Bathroom

Spacious Driveway and Double Garage

Handy Workshop

Large, Thriving and Colourful Garden

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“...a garden path flanked by thriving flower beds makes for a wonderful welcome home.”

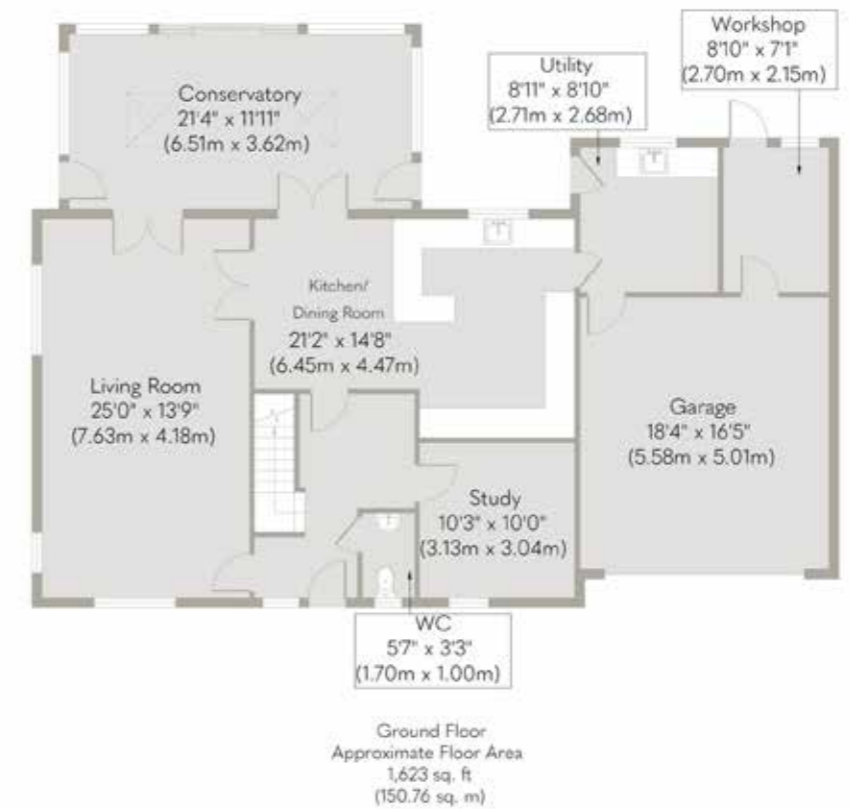
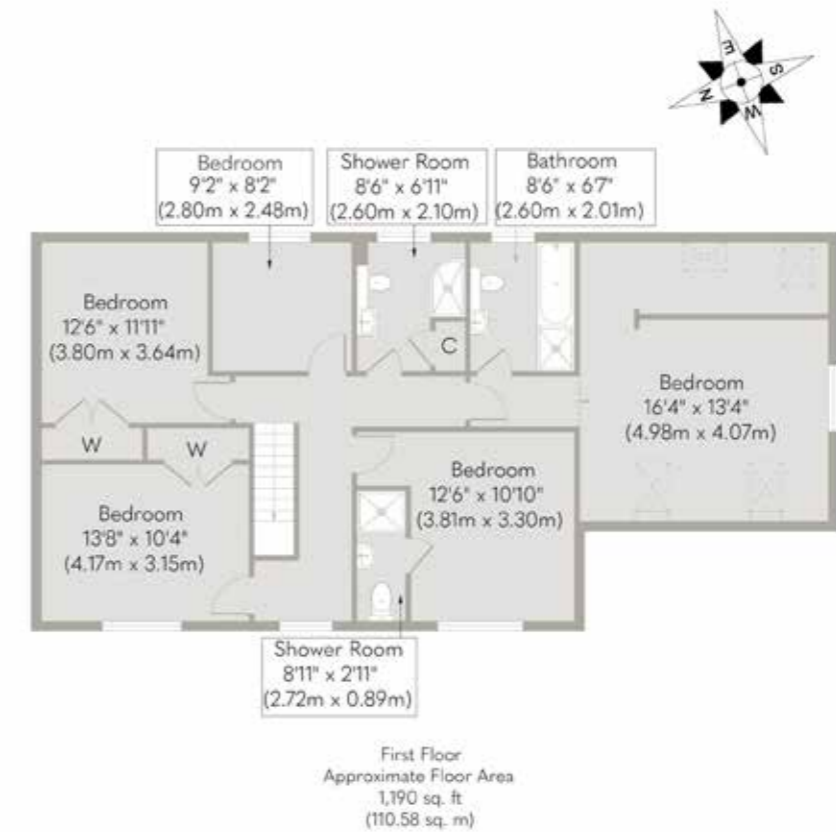
Tucked discreetly amongst the most desirable residential location in the popular village of Wroxham, this fine family home boasts almost 3,000 sq. ft. of immaculately presented, high quality accommodation alongside an enchanting garden plot, teeming with vibrant colours and mature surroundings.

A memorable approach to the front door, via a garden path flanked by thriving flower beds, makes for a wonderful welcome home and sets the tone for what is an impeccably presented residence offering a high quality property and a fulfilling way of life in equal abundance.

The inviting entrance hall showcases the glazed oak staircase and beckons through to the kitchen/dining room where an array of fine cabinetry is topped with granite and offers ample space for a six-seater dining table. Intelligent architectural design means that this space is easily integrated with the stunning garden room and large formal sitting room, whilst all spaces enjoy a strong definition of their own; a truly flexible family home. The study provides yet more versatility whilst the guest WC and well-equipped utility room take care of the practicalities.



Among the five bedrooms found on the first floor, the impressive principal is awash with natural light and enjoys ample storage alongside a well-appointed en-suite with separate bath and walk in shower. A further guest en-suite bedroom is accompanied by three further double bedrooms, well served by the central bathroom.



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. 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.



No fulfilling family home is complete without a thriving garden in which to while away the hours tending to flourishing flower beds or sitting back on the sun terrace whilst younger family members burn off some energy under the dappled shade of handsome mature trees. The enchanting gardens to this home boast manicured paths flanked by flower beds teeming with life, alongside multiple sun terraces ideally placed to make the very best of the all day sunshine.



Complementing this vibrant oasis are a summerhouse and a greenhouse; useful storage is provided by a garden shed, and there's also a double garage with electric up-and-over door. A large electric awning mounted to the garden room means long evenings on the terrace can be enjoyed no matter the weather.



ALL THE REASONS

Wroxham

IN NORFOLK
IS THE PLACE TO CALL HOME



Situated a short commute away from Norwich with its many amenities, Wroxham is renowned for its boating culture.

Standing on the river Bure, the village is divided by the river and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. For sailing enthusiasts, the Norfolk Broads Yacht Club is situated close by, offering a large club house, ample mooring and many organised events. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. Hotel Wroxham provides a large riverside restaurant, bar and coffee lounge - an ideal spot to relax and enjoy the locally sourced produce on offer.

If you would rather stay on dry land, you can wander through the riverside park and feed

the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

There's a superb shopping area, with the excellent Roy's supermarket and department store being only a short walk away from the property. The rail station is also close by, providing easy access by train to Norwich, London and the coastal towns. The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.

A fun family day out can be had exploring Bewilderwood, or visiting Wroxham Barns where crafts activities and a Junior Zoo are two of the many activities to enjoy, finishing off with a piece of homemade cake or perhaps a Norfolk brewed cider.

A gem in the Norfolk countryside, Wroxham offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.



Note from Sowerbys



Wroxham

“Wroxham has something that will capture the heart of everyone..”

SOWERBYS



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 0727-2828-7870-9323-8791

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///detect.gold.utensil

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