



S

THE STORY OF

92 Charles Close

Wroxham, Norfolk

SOWERBYS

S

THE STORY OF

92 Charles Close

Wroxham, Norfolk
NR12 8TT

-
- Superb Three Bedroom Chalet
- Highly Sought After Location
- Brilliantly Versatile Accommodation
- Immaculately Presented Throughout
- Low Maintenance Home
- Ground Floor Bedroom Options
- First Floor Principal Suite
- Spacious Driveway
- Large Landscaped Garden
- Detached Double Garage
-

SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com



“...charming home is immaculately presented...”

Amongst the wooded and attractive setting of the highly sought-after Charles Close in Wroxham, this charming home is immaculately presented and sat centrally in a pristine and thriving garden plot.

The welcoming hallway provides direct access to the wealth of ground floor accommodation, including the sprawling open-plan kitchen/dining room extending into the new garden room. This superb space features a beautiful modern yet traditional kitchen boasting an array of fine cabinetry topped with granite, whilst ample space for a dining

table leads through to the garden room/snug. A wonderfully versatile space in which to enjoy the company of friends and family. Elsewhere, a formal sitting room to the front brings excellent balance to the home and is awash with natural light via large picture windows adorned with pleasant views of the gardens.

Two ground floor bedrooms bring invaluable versatility to the home, with both being spacious doubles with storage, making for excellent studies or additional receptions if needed. Both are well-served by the central family bathroom.



The first floor is home to a stunning principal suite, including a lavish bedroom complete with an array of cabinetry and a large dressing room, whilst at the other side a spacious and luxuriously appointed bathroom features a walk-in shower and separate bath.



First Floor
Approximate Floor Area
710 sq. ft
(65.93 sq. m)



Outbuilding
Approximate Floor Area
410 sq. ft
(38.12 sq. m)

Ground Floor
Approximate Floor Area
1248 sq. ft
(115.95 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. 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.

Copyright V360 Ltd 2023 | www.houseviz.com

One of the finest features of this impressive home is the plot in which it sits. One is greeted immediately by a large driveway and detached double garage, whilst the sweeping pathway leads to the front door and immaculately landscaped front garden.

The side and rear garden continue to impress with a sprawling lawn interspersed with well-stocked beds and bordered by mature trees offering peace and privacy. Multiple sun terraces are ideally positioned to make the very best of the all-day sunshine, whilst a couple of timber frame outbuildings take care of the practicalities. A truly fulfilling and versatile home amongst the most desirable of settings.





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. 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. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

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.

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 at 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. For sailing enthusiasts, the Norfolk Broads Yacht Club is situated close by, offering a large club house, ample mooring and many organised events for both members and guests.

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



“The property is flooded with light from the large windows adorned with pleasant views of the gardens.”

SOWERBYS



SERVICES CONNECTED

Water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 9499-2802-6821-9526-4671

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

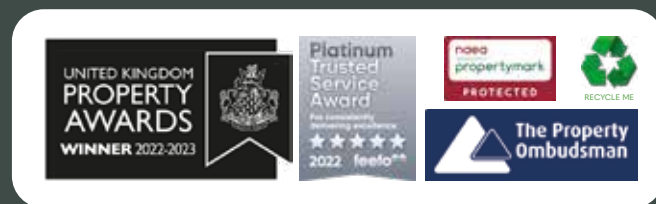
Freehold.

LOCATION

What3words: ///commander.cyclones.tinsel

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL