



Briarwood House
5 The Avenue | Wroxham | Norfolk | NR12 8TN

THE BEST OF THE BROADS



“In a highly desirable location in the heart of the Broadland village of Wroxham, this property impresses right from the start.

Walk to the river or to the sailing club, shop ‘til you drop at Roys, hop on the train to Norwich or the North Norfolk coast – there’s no end of things to do here.

The property itself is modern and stylish, bright and welcoming, with a wonderful flow that lends itself to social occasions and family life alike.

Beautifully landscaped gardens complete this very attractive package and make this home hard to beat!”



KEY FEATURES

- An Attractive Detached House situated in a Sought After Location in the Broadland Village of Wroxham
- Five Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from a Walk In Wardrobe and an En-Suite Bath/Shower Room
- Modern Kitchen/Dining Room with Separate Utility Room and Ground Floor WC
- Spacious Sitting Room with Wood Pellet Burner
- Beautiful Garden Room and Study
- Large Garden with Mature Trees, Fruit Cage, Summerhouse, Shed and Greenhouse
- Double Garage with Electric Door plus Workshop/Gym
- The Accommodation extends to 2,725sq.ft
- Energy Rating: D

Built around 25 years ago by a local builder and recently updated and improved throughout, this high-spec home is a true delight. Filled with light and with a fantastic amount of space, it perfectly combines a sense of openness and easy flow with distinct yet adaptable spaces. Ideal for a couple or family, this is a place that works at every stage of life and can effortlessly adapt to every occasion.

Highly Desirable

It's one of just six properties down a quiet little close in the former grounds of a large country home, just off The Avenue – one of the most prestigious addresses in Wroxham. The owners knew the location well and fell in love with the house when moving back into the area. Intending to stay, they have invested into improving the property and now, as they relocate to be nearer grandchildren, you have the opportunity to make this fine abode your own. The owners say this has been one of the best laid out houses they've ever lived in or seen, with many places in which to relax. They have four children and nine grandchildren and have made many precious memories during their time here, celebrating birthdays and Christmases, grandchildren playing in the garden, or the family hiring boats and heading out on the water.

Easy Living

When the owners first came here, the house had been fully renovated and updated, with a magnificent garden room added at the rear. They in turn have put their own stamp on the property, with a stylish and contemporary glass staircase, an electric awning over the patio for alfresco dining and shade, a new hot water system, alarm system and extensive landscaping.





KEY FEATURES

They have also redecorated with Farrow & Ball paints and added luxury Moduleo flooring throughout the ground floor. Another extra they have added is the electric double door to the garage – so you can turn into the drive, press the button and drive right in, before coming straight into the house with all your bags. No need to go back and forth in the rain! On the ground floor, the main rooms have double doors between them, so you can open them up when you have a houseful, or keep the rooms separate. The spacious sitting room has a lovely wood pellet burner and when this is lit and the doors open, it warms the kitchen, dining room and garden room too. There's a useful study tucked away at the front of the house, plus a utility and workshop behind the garage, so the house is as practical as it is attractive. Upstairs, all five bedrooms are a good size and two are en-suite, with the others sharing a shower room. There's plenty of built-in storage too.

Perfectly Positioned

The owners are very keen gardeners and have completely landscaped the gardens, which is now a major feature of the house with so many plants, shrubs, perennials and grasses growing from spring through to the autumn. There's a pergola over the patio just outside the garden room, a summerhouse and a greenhouse. It's totally private too and incredibly peaceful. This is one of a handful of homes down a small close, so there's a strong sense of community among the neighbours and people here look out for each other – a nice bonus in addition to the vibrant community in the wider village. From here, you can stroll down to Wroxham Broad and the sailing club, or head down quiet back roads and through a boatyard to the centre of the village. Here you'll find a huge variety of shops, places to eat, a library, GP surgery and so much more. The village has a football club, several churches and places where you can go wild swimming, take country walks, fish, and more besides. There are highly-regarded schools, several playgrounds and even a train station with services to London and the North Norfolk coast. Buses head into Norwich regularly, with the bus stop just a short walk from the house, and there are excellent road links, thanks to the Broadland Northway.





























INFORMATION



On The Doorstep

The property is situated in a quiet position in this sought-after area not far from the centre of Wroxham, the acknowledged centre of the Broads network with over 120 miles of navigable waterways. The neighbouring village of Hoveton offers good everyday shopping, a post office, an excellent health centre and transport facilities including a railway station with trains to the North Norfolk coast at Sheringham and to Norwich. Leisure facilities nearby include Bewilderwood, Wroxham Barns, Bure Valley Railway, a hotel, pubs and restaurants. Schools are available at Wroxham and private schools can be found in Norwich including the renowned Town Close School and Norwich High School for Girls. Further afield you have Greshams in Holt.

How Far Is It To?

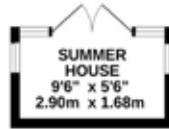
From Wroxham you have easy access to the city of Norwich, just 8.5 miles. There are frequent buses, with a bus stop just a short walk from the house. Norwich has a large array of cultural and leisure facilities, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 40 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

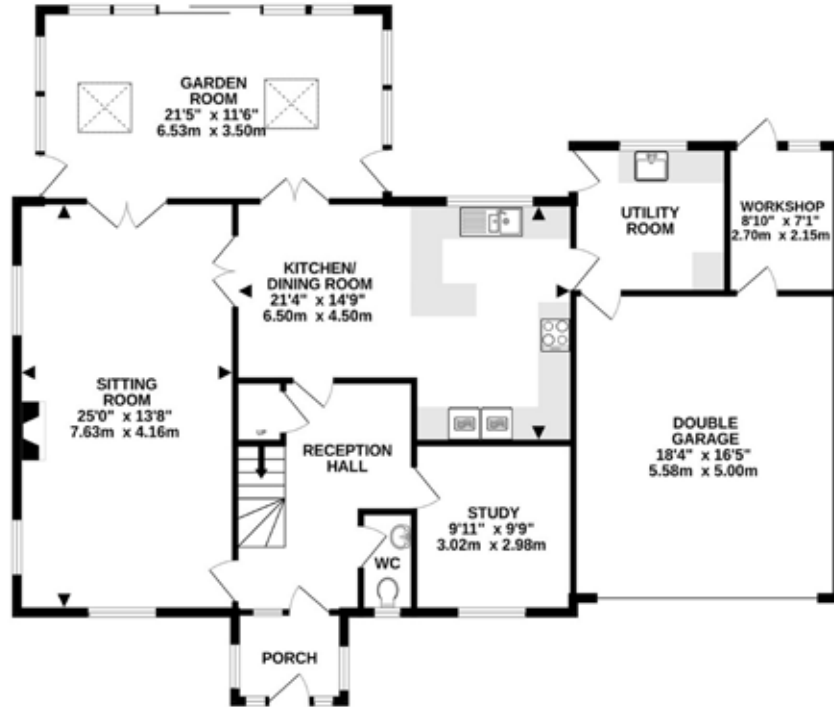
Leave Norwich on the A1151 Wroxham Road and proceed towards Wroxham over the railway bridge and continue straight ahead at the mini roundabout. After approximately half a mile take the next right into The Avenue, whereby Briarwood House, number 5 will be found within a small cul-de-sac on the left hand side.

Services, District Council and Tenure

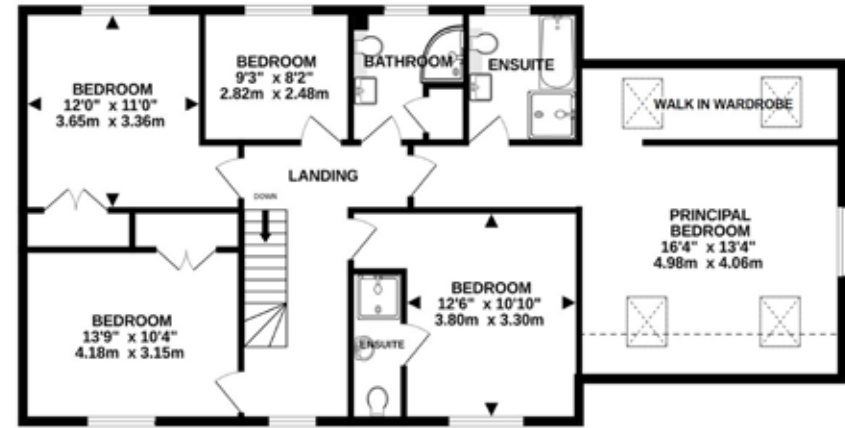
Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Tax Band G
Freehold



SUMMER HOUSE
52 sq.ft. (4.8 sq.m.) approx.



GROUND FLOOR
1569 sq.ft. (145.8 sq.m.) approx.



1ST FLOOR
1105 sq.ft. (101.7 sq.m.) approx.

FLOOR AREA - HOUSE : 2725 sq.ft. (253.1 sq.m.) approx.
TOTAL FLOOR AREA : 2777 sq.ft. (258.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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NB: DASHED

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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