



Thatched Cottage
Beech Road | Wroxham | Norfolk | NR12 8TP

BEAUTY OF THE BROADS



“With chocolate box good looks, this thatched cottage epitomises country cottage charm. It sits on one of the most desirable roads in Wroxham, often called the capital of the Broads. Recently renovated to an incredibly high standard, it offers light-filled and versatile accommodation and a delightful south-facing sunny garden, in a secluded setting just a short walk from the river and the centre of the village.”



KEY FEATURES

- A Pretty Thatched Cottage situated in the Sought After Broads Village of Wroxham
- Three Bedrooms and Two Shower Rooms plus En-Suite WC
- Kitchen with Range Cooker
- Triple Aspect Sitting/Dining Room with Brick Fireplace
- Double Garage with Studio Above and Option of Self-Contained Annexe
- Landscaped Garden with Patio Area
- Driveway providing Plenty of Parking
- The Accommodation extends to 1,795sq.ft
- Energy Rating: D

If you love the Broads, you'll love this – a beautiful thatched cottage sitting right in the heart of Wroxham, brimming with character and full of light, on the high point of the road, so you can enjoy the river without risk of flooding. With more passing dog walkers than cars, it sits in a lovely peaceful position, yet it's a stone's throw from the water and set in the heart of a lively community.

Newly Renovated

The owners of this picture-perfect cottage have been visiting the Broads for over 20 years, having a boat moored here and heading out on the water as much as they could. A few years ago they decided to make the move and started house hunting up here whilst living on the boat. When they found this, they knew it was the one. A short walk from their mooring, it offered heaps of character and charm in a quiet yet convenient location. The property had been used as a holiday let for a number of years and was in need of some TLC. The owners have carried out a comprehensive renovation and have extended the property, creating a wonderful home with enormous appeal. The thatch is Norfolk water reed, which has a lifespan of up to 50 years and was last done around six years ago. The roof has been recently checked and is in excellent condition. The owners have found thatch to be an excellent insulator, keeping the cottage cool in summer and warm in winter.

A Versatile Set Up

In the original cottage, you have a lovely light triple-aspect reception room, with space for seating and dining. There's an attractive brick fireplace at one end and double doors to the south, so you can open up and let the sunshine and fresh air in on summer days. The solid wood kitchen is beautifully presented and has a laid-back, cottage feel with pamment tiles, a range cooker and room for a small breakfast table.





KEY FEATURES

There's also a recently refitted shower room on the ground floor. Upstairs there are two double bedrooms, one of which has an en-suite cloakroom. Both have built-in storage. The owners have added a double garage to the house, with plenty of storage and workshop space, so it's brilliant if you have a classic car or bike, or just like to tinker and get creative. There's also a self-contained bedsit on the ground floor, which has independent access, a shower room and space for seating. The owners often have friends and family to stay and host them here, so visitors can come and go as they please and everyone has their own space. Above the garage you'll find a large loft room, which the owners have also used as guest accommodation along with a study – if you run a business from home this is ideal for you, and if you want a games room, den or studio it's also perfect.

Embracing The Lifestyle

The owners have very much enjoyed spending time in the garden when the weather permits – as it's south facing, it's something of a suntrap and sheltered from the wind, so it warms up quickly. It's a very pretty garden, attractive but easy to maintain, so you can sit out with your morning coffee and the papers and relax without feeling you always have to be tending to something! As well as room for seating on the patio, there's a further gravelled seating area behind the ground floor guest suite. The garden is an idyllic place in which to unwind, but when you feel a bit more active, there's plenty to do in the village here, with a lively, vibrant community. The village hall and social club host regular groups and events, as do the churches. You have Roys of Wroxham just a five-minute walk from the cottage, where you can find almost anything across the food hall, department store, DIY, toy shop and garden centre, then there are hair and beauty places, cafes, takeaways and restaurants, an optician, library, excellent GP surgery, primary and secondary schools, a football club, bowls and more. Regular buses take you into Norwich, while the train station gives you easy access to the city in one direction and the coast in the other.

















THE STUDIO/ANNEXE









INFORMATION



On The Doorstep

Wroxham has an excellent range of facilities, including shops, cafe's, post office, doctor's surgery and schools. Wroxham is situated in the heart of the Broads National Park which provides many leisure pursuits, with its waterways, nature reserves abundant with wildlife. If you sail, swim, kayak or fish, you can do all that right here in the village. Life in Wroxham offers the perfect balance of easy access to countryside and to the Norfolk Broads with strong links to the historic city of Norwich – you have everything on the doorstep.

How Far Is It To?

The coast is some 10 miles away and there are golf courses and other leisure pursuits nearby. The university and cathedral city of Norwich is some 7 miles to the south and has a vibrant business community, and is also the regional centre for shopping, cultural and leisure facilities. There is a mainline railway station with trains to London Liverpool Street (and also a connection to Norwich) and to the north of the city is Norwich International Airport.

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, turn right onto The Avenue and then left onto Beech Road. Follow the road around a right hand bend and the property will be found a little further along on the right hand side.

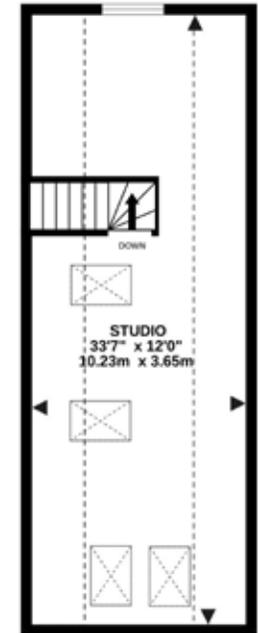
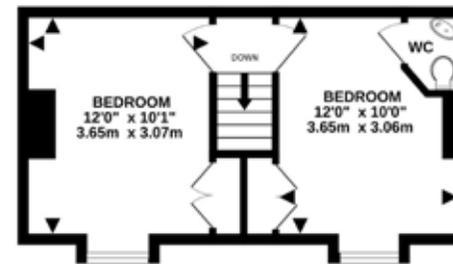
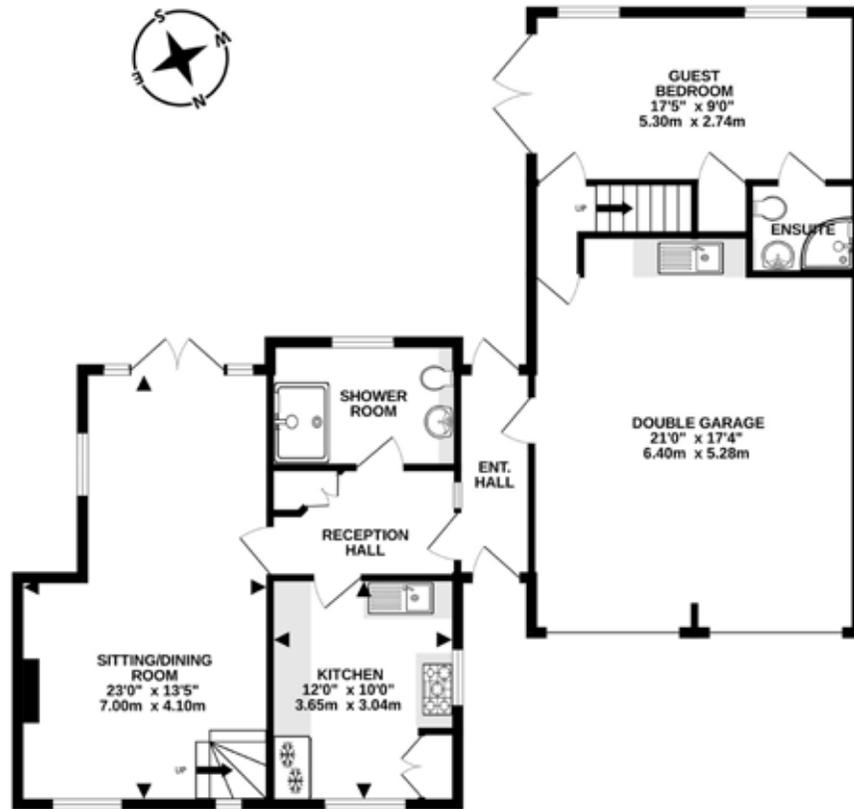
Services, District Council and Tenure

Gas Central Heating, Mains Water, Private Drainage via Septic Tank
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 - Council Tax Band D
Freehold

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GROUND FLOOR
1123 sq.ft. (104.3 sq.m.) approx.

1ST FLOOR
672 sq.ft. (62.5 sq.m.) approx.

TOTAL FLOOR AREA : 1795 sq.ft. (166.7 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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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 55 | 67 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epc4u.com | | | |

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 For a free valuation, contact the numbers listed on the brochure.





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