



Avenue Edge, 143 Norwich Road, Wroxham, NR12 8RY

A spacious, well-presented three bedroom detached chalet bungalow which has been tastefully renovated, updated and improved in recent years. Located on the corner of The Avenue and Norwich Road in an attractive, mature plot, the first impression is of natural light and the impressive 24'6" x 14'9" sitting room is a superb feature. There is a generous kitchen/dining room as well as an adjoining formal dining room, a delightful ground floor master bedroom and luxury bathroom, two first floor double bedrooms and shower room. Plenty of off-road parking, detached triple garage, double glazing, gas central heating.

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- Superb, individual chalet bungalow
- Renovated and updated to a high standard
- Ground floor master bedroom and luxury bathroom
- Impressive sitting room and kitchen/dining room



RECEPTION HALL

Attractive wooden flooring. Understair recess. Staircase to first floor.

ENTRANCE DOOR TO:-

WC

WC and vanity unit with inset wash basin.

SITTING ROOM

24' 6" into bay window, 21' 10" min x 14' 9" (7.47m x 4.5m)
Exposed brick fireplace with tiled hearth and timber mantel.
Inset wood burning stove. Window to front aspect and attractive bi-folding doors to the rear garden.

KITCHEN/DINING ROOM

19' 11" max, 8' 9" min x 18' 9" max, 14' 10" min (6.07m x 5.72m) A range of fitted base and wall units. Double butler's sink. Range cooker with extractor hood above. Fridge freezer. Part tiled walls. Spot lights. Tiled floor. French doors to the rear garden.

DINING ROOM

11' 6" x 10' 10" (3.51m x 3.3m) Double doors from the kitchen/dining room.

UTILITY ROOM

7' 10" x 5' 9" (2.39m x 1.75m) Space for washing machine and tumble dryer. One and a half bowl sink unit with mixer tap. Vaillant gas-fired central heating boiler.

GROUND FLOOR MASTER BEDROOM

17' 7" max, 11' 10" min x 13' 4" from face of wardrobes (5.36m x 4.06m) A range of three built-in double wardrobes, chests of drawers and bedside cabinets. Windows to two sides, with attractive bay window overlooking the front garden.

FAMILY BATHROOM

16' 5" x 8' max, 7' 4" min (5m x 2.44m) Panelled bath, double size shower cubicle, WC and pedestal wash basin. Tiled floor. Part tiled walls. Spot lights.

FIRST FLOOR LANDING

Eaves storage cupboards.

BEDROOM TWO

16' 11" x 9' 11" (5.16m x 3.02m) Built-in wardrobes. Double glazed window to rear, single glazed window to side.

BEDROOM THREE

12' 9" x 7' 9" (3.89m x 2.36m) Built-in wardrobes.

SHOWER ROOM

8' 2" x 5' 11" (2.49m x 1.8m) Tiled shower cubicle, WC and pedestal wash basin.

OUTSIDE

The property stands in attractive, mature gardens and there is a long driveway from the Norwich Road providing off road parking for numerous vehicles. There is a detached triple garage, of brick and tile construction, with three up-and-over doors, power and light. The gardens have a wealth of mature shrubs and trees, an ornamental pond, a decked terrace and a paved terrace.

COUNCIL TAX BAND

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LOCATION

The property stands on the corner of The Avenue and Norwich Road, offering easy access to the village centre amenities, as well as Wroxham Broad, with the public staithe located at the far end of The Avenue. Wroxham/Hoveton has an excellent range of services including shops, schools, doctors, dentist and veterinary surgeries, bank, Post Office, public houses, restaurants and cafes. There are a range of boatyard facilities, bus and rail services.

DIRECTIONS

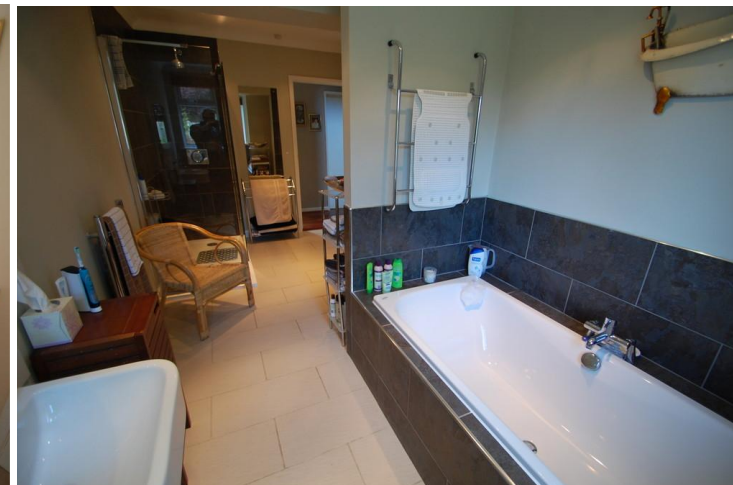
From Wroxham/Hoveton village centre pass over the river bridge and continue on the Norwich Road, passing the library on the right hand side and the veterinary surgery on the left hand side. Just before the left hand turning into The Avenue, turn into the driveway for No.143 Norwich Road, indicated by an Arnolds Keys For Sale board.

VIEWING

Strictly by appointment with Arnolds Keys Wroxham on 01603 782053

ENERGY PERFORMANCE RATING

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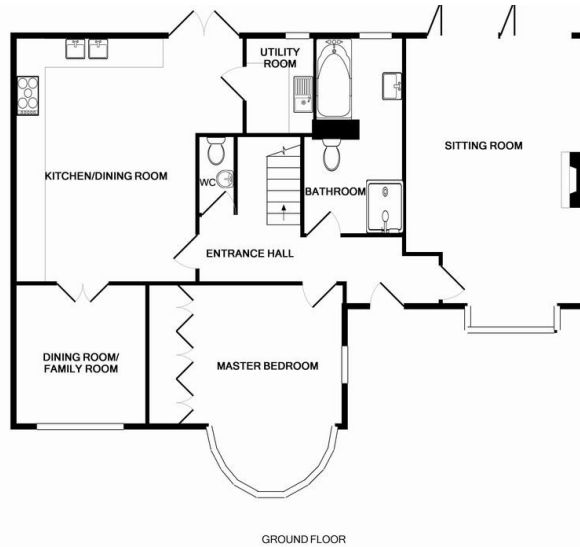
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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