



Norwich Road, Wroxham, NR12 8RZ

A stylish individual house built in 2012 in a mature plot in a popular Broadland village. Tucked away off the Norwich Road with a generous garden, there is a great contemporary feel with an impressive 20'9" x 15'8" 'hub-of-the-home' kitchen/breakfast room and three reception rooms, two of which have French doors opening to the garden. Three double bedrooms, master en-suite. Double glazing, gas central heating, single garage.

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£460,000

- Individual contemporary house built in 2012
- Attractive non-estate Broadland village location
- Three reception rooms, three bedrooms
- Impressive, spacious kitchen/breakfast room



DOUBLE GLAZED ENTRANCE DOOR TO:-

RECEPTION HALL

Staircase to first floor. Oak flooring.

WC

WC and pedestal wash basin. Oak flooring.

SITTING ROOM

15' 10" x 13' 8" (4.83m x 4.17m) A light and airy triple aspect room with French doors to the rear garden. Granite fireplace and hearth with timber surround.

DINING ROOM

12' 11" x 12' 3" (3.94m x 3.73m) French doors to the rear garden.

KITCHEN/BREAKFAST ROOM

20' 9" x 15' 8" (6.32m x 4.78m) A range of fitted base and wall units. One and a half bowl stainless steel sink unit with mixer tap. Free standing cooker with extractor hood above. Windows to two sides.

UTILITY ROOM

11' 11" x 6' 3" (3.63m x 1.91m) Space for washing machine and tumble dryer. Single bowl stainless steel sink unit. Cupboard housing electricity meters.

STUDY/FAMILY ROOM

11' 11" x 11' 7" into bay window (3.63m x 3.53m into bay window)

FIRST FLOOR LANDING

A range of built-in storage cupboards.

MASTER BEDROOM

15' 9" x 15' 5" (4.8m x 4.7m)

EN-SUITE SHOWER ROOM

Tiled shower cubicle, WC and pedestal wash basin.

BEDROOM TWO

17' 7" x 12' 4" (5.36m x 3.76m) A dual aspect room with attractive dormer windows to the front and rear.

BEDROOM THREE

15' 9" x 9' 3" (4.8m x 2.82m)

FAMILY BATHROOM

White suite comprising panelled bath, WC and pedestal wash basin.

OUTSIDE

The property is approached from the road by a gravelled driveway, which is owned by the neighbouring property (No.159). No.157 has a right of access over this driveway and the maintenance is shared 50:50. There is a private driveway providing off road parking and turning for several vehicles. The rear garden has a mature lawn and mature hedging, shrubs and trees, and there is a range of outbuildings including storage shed and single garage with up-and-over door.

Please note, the garage is located to the side of the rear garden and doesn't currently have a driveway access.

COUNCIL TAX BAND

F

LOCATION

The property stands in an attractive location tucked away down a private driveway and close to an excellent range of local amenities 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. Continue past the left hand turning to The Avenue and take the driveway on the left for 159 and 157 Norwich Road (indicated by an Arnolds Keys For Sale board). Take the right hand fork in the driveway and No.157 will be found at the end.

VIEWING

Strictly by appointment with Arnolds Keys Wroxham on 01603 782053.

ENERGY PERFORMANCE RATING

C





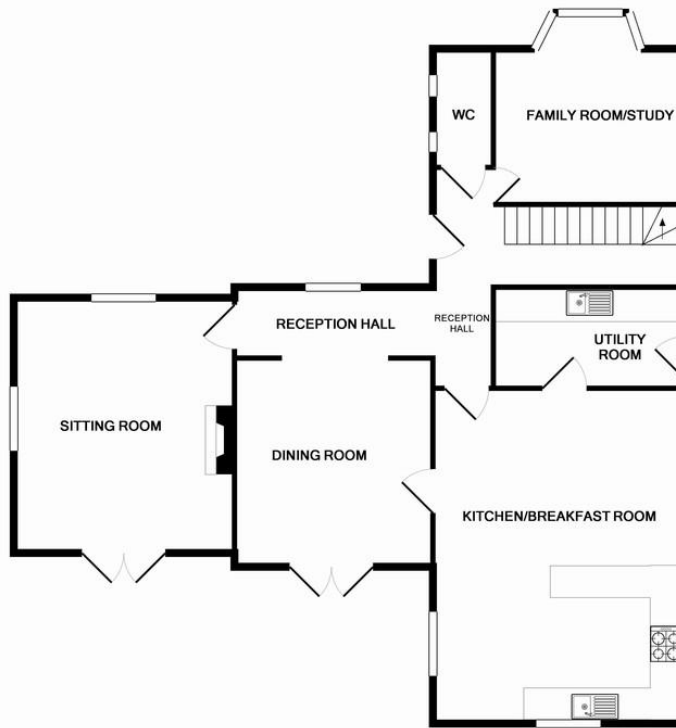
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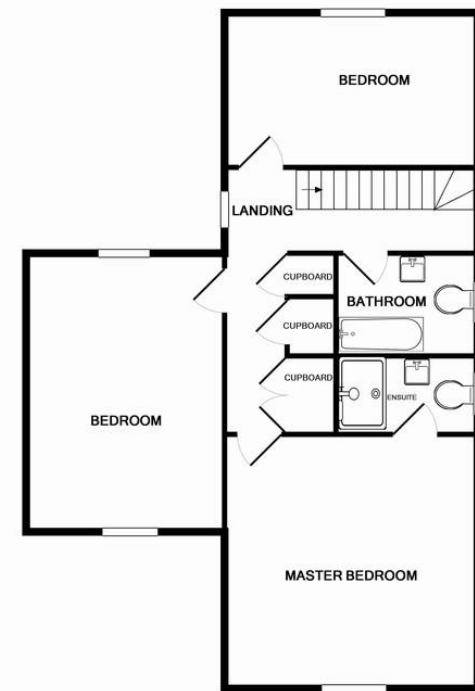
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



GROUND FLOOR



1ST FLOOR

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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