



01603 782053
arnoldskeys.com

Charles Close . Wroxham . NR12 8TT

3  2  2 

£525,000

IMMACULATE ACCOMMODATION AND FINE VIEWS

Occupying one of the finest positions on Charles Close overlooking the Avenue and fields beyond, you feel as if you're on the edge of a park as you look out from the gorgeous bay window. Beautifully updated and improved, the layout is very appealing with one ground floor en-suite double bedroom and two first floor double bedrooms, master en-suite. All of the fittings are as new and the neutral décor provides a calming blank canvas. The biggest surprise is when you open the door to the cavernous garage which was built by a previous owner to house a Winnebago motorhome. There's even a "secret garden" to complete the picture. A delightful Broadland home.

DIRECTIONS From the Norwich Road in Wroxham enter The Avenue and continue past the first entrance to Charles Close on the right hand side (opposite Beech Road). Take the second entrance into Charles Close towards the end of The Avenue and no. 68 will be found immediately on the right hand side. An Arnolds Keys For Sale board is erected.

COUNCIL TAX BAND F

SERVICES Mains electricity, water and drainage, gas-fired central heating, double glazing.



3 

2 

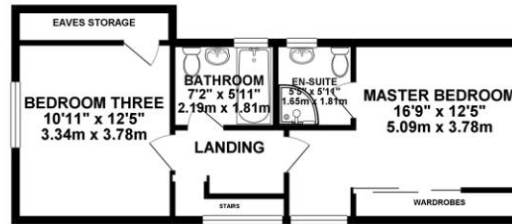
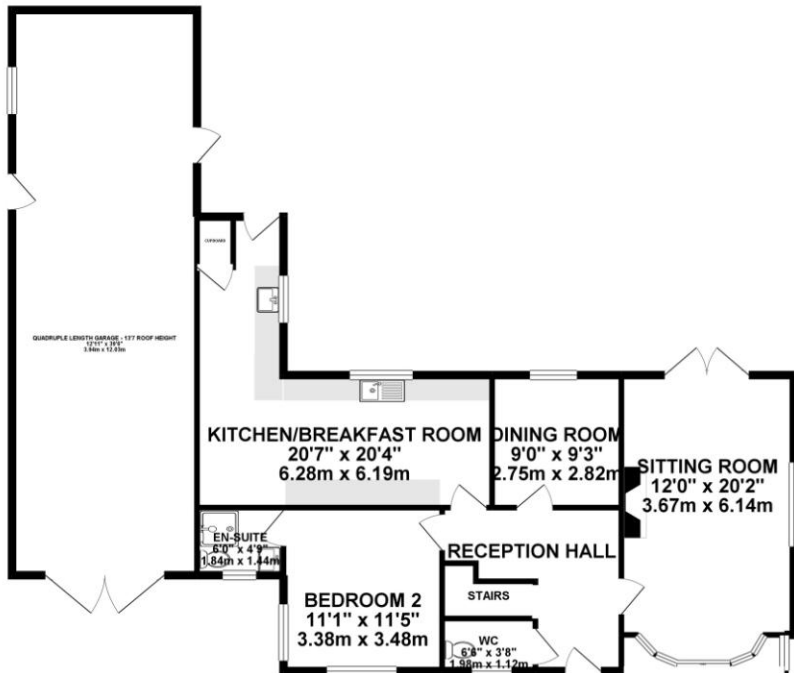
2 

Arnolds | Keys



GROUND FLOOR 1395.88 sq. ft.
(129.68 sq. m.)

1ST FLOOR 467.75 sq. ft.
(43.46 sq. m.)

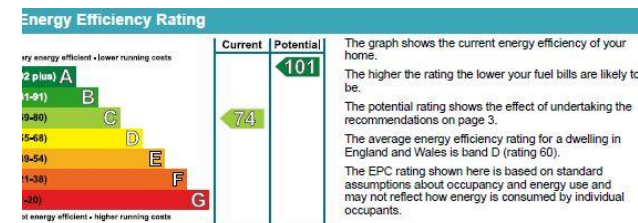


TOTAL FLOOR AREA : 1863.63 sq. ft. (173.14 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2019

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2019

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.



For details or to book a viewing
please contact our Wroxham office:



01603 782053
arnoldskeys.com

wroxham@arnoldskeys.com

Arnolds | Keys