



20 Bure Close, Wroxham - NR12 8RU

£450,000 Freehold

Edging the banks of the River Bure, this end-terrace home offers an exceptional location with uninterrupted waterside views and a 26ft mooring. Perfectly positioned adjacent to the Kings Head pub, the property merges the tranquility of river living with the convenience of local amenities. Inside, the home features a versatile ground floor with two spacious bedrooms, one offering direct access to the waterside decking area. The second floor boasts a sun-filled living space with panoramic views and a private balcony overlooking the river. With a master suite on the third floor, complete with ensuite bathroom and modern comforts like a new boiler, this property offers both luxury and practicality in an idyllic setting.

Council Tax band: E

Tenure: Freehold

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The Location

Wroxham/Hoveton village centre is the capital of the Broads and features facilities including a range of shops, the locally famous Roys supermarket and department store, post office, cafés, restaurant and public houses plus a doctor's surgery and schools. The River Bure runs through the village and connects the Broads generally. There are also great transport links such as buses and trains to Norwich city centre



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Bure Close

The ground floor hosts two generously sized bedrooms, with one offering direct access through sliding doors to the decking area. Step outside to your private seating area by the water, ideal for enjoying a relaxed evening with friends. The versatile garage space offers the potential for conversion, allowing you to tailor the property to suit your needs.

The second floor features the main living space, designed to take full advantage of the exceptional riverside location. With panoramic views from every window, you can enjoy the River Bure's natural beauty in all its glory.

The private balcony invites you to bask in the sun while taking in the surrounding scenery—an ideal spot to unwind and appreciate the peaceful ambiance of waterside living. The kitchen is practical yet spacious, offering ample storage and a functional setup.

The top floor houses the master suite, complete with built-in storage and an ensuite bathroom. The large corner bath with an overhead shower, providing a perfect setting after a day of exploring Wroxham. With a new boiler recently installed and off-road parking to the front, this property offers both convenience and comfort, with every detail carefully considered for modern living by the water.



Ground Floor
411 sq.ft. (38.2 sq.m.) approx.



1st Floor
452 sq.ft. (42.0 sq.m.) approx.



2nd Floor
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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.
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