



140 Wroxham Road, Norwich

Guide Price £425,000



# 140 Wroxham Road

Norwich, Norwich

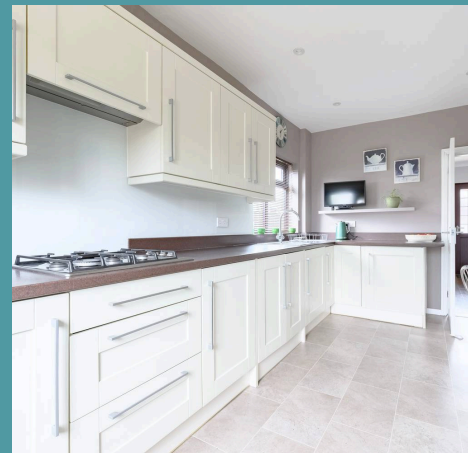
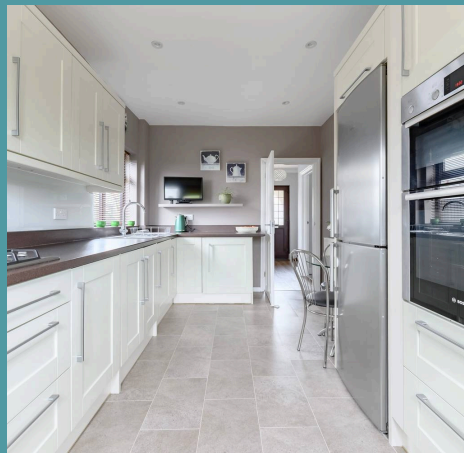
Guide Price £425,000 - £450,000. Offering space, style, and a sought-after location, this impressive three-bedroom detached home on Wroxham Road is a fantastic choice for families or anyone looking for room to grow. A large driveway and detached garage provide excellent parking and storage, while the bright, well-presented interior is ideal for modern living. The generous kitchen enjoys views of the garden, and the layout flows beautifully for both everyday routines and social occasions. Outside, the private rear garden is perfectly set up for summer barbecues, playtime, or simply unwinding in the fresh air. All three bedrooms are well-sized, and the family bathroom is smartly finished. With shops, schools, parks and city connections all close by, this home delivers convenience and comfort in equal measure.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







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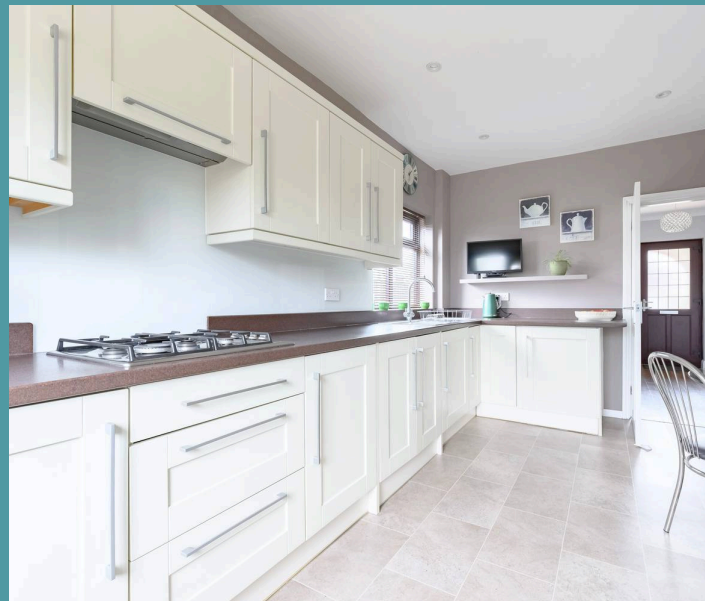
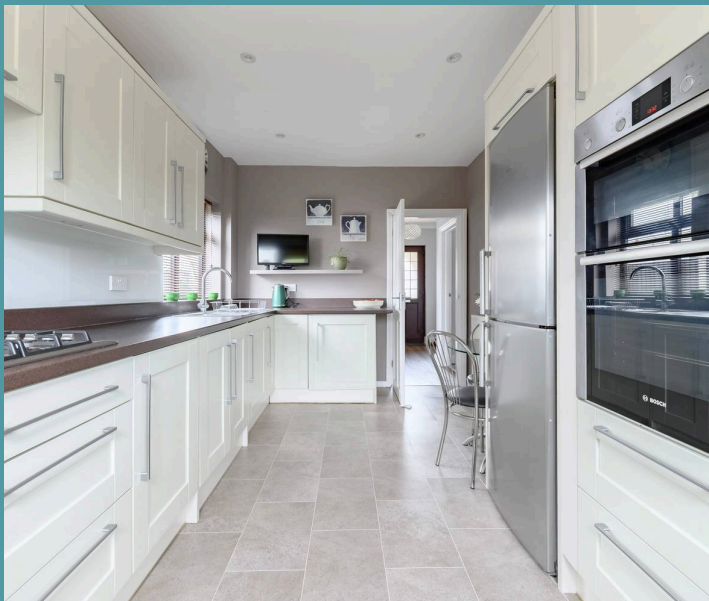
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### The Location

The property enjoys a fantastic position in the ever-popular and highly requested area of Sprowston, just two miles northeast of Norwich City Centre. This prime location combines suburban ease with excellent access into the city, where a vibrant mix of shops, restaurants, historic landmarks and leisure facilities await — from the charming lanes to the iconic Norwich Cathedral, it's all within easy reach.

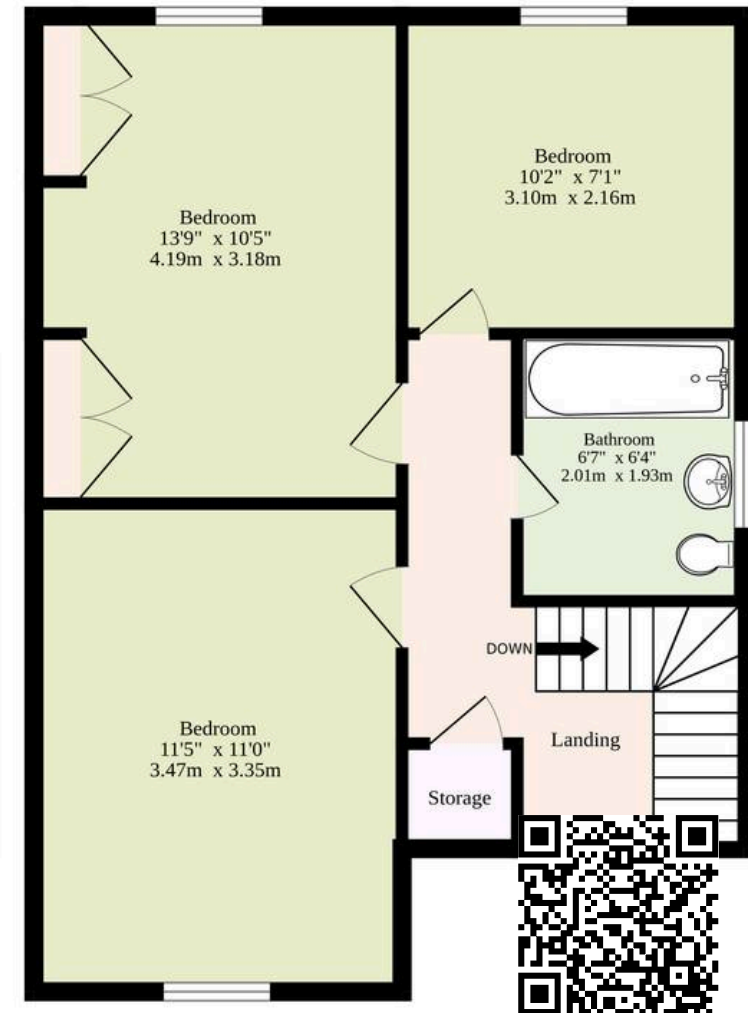
Sprowston itself has become increasingly favoured thanks to its strong community feel and extensive local amenities. White House Farm is a standout, offering a renowned farm shop, traditional butchery, café, and even on-site beauty and hairdressing salons, creating a lovely lifestyle hub



**Ground Floor**  
809 sq.ft. (75.2 sq.m.) approx.



**1st Floor**  
450 sq.ft. (41.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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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