



127 Norwich Road, Wroxham

In Excess of £575,000

127 Norwich Road

Wroxham, Norwich

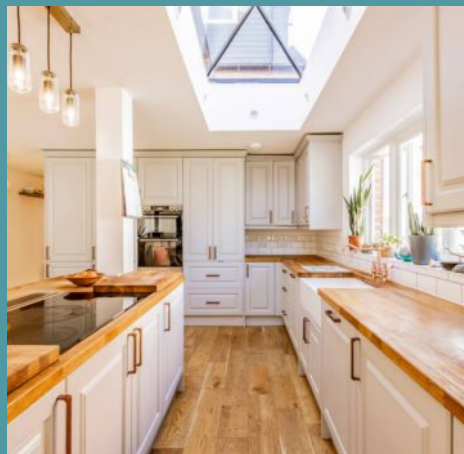
Explore this remarkable renovated home, retaining traditional farmhouse features whilst incorporating modern elements. Set in the heart of the desirable Broadland village of Wroxham, this property presents a mix of charm with high-quality modern finishes to create a truly special living environment. Thoughtfully extended and fully renovated, the property now offers an impressive amount of living space, combining elegant period features with the convenience of contemporary design. From the moment you arrive, the home's character and scale are immediately evident, with its striking frontage, generous proportions, and outstanding attention to detail throughout. Ideal for families seeking both comfort and flexibility, the property delivers a rare opportunity to secure a stylish and spacious home within walking distance of Wroxham's renowned amenities and natural surroundings.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



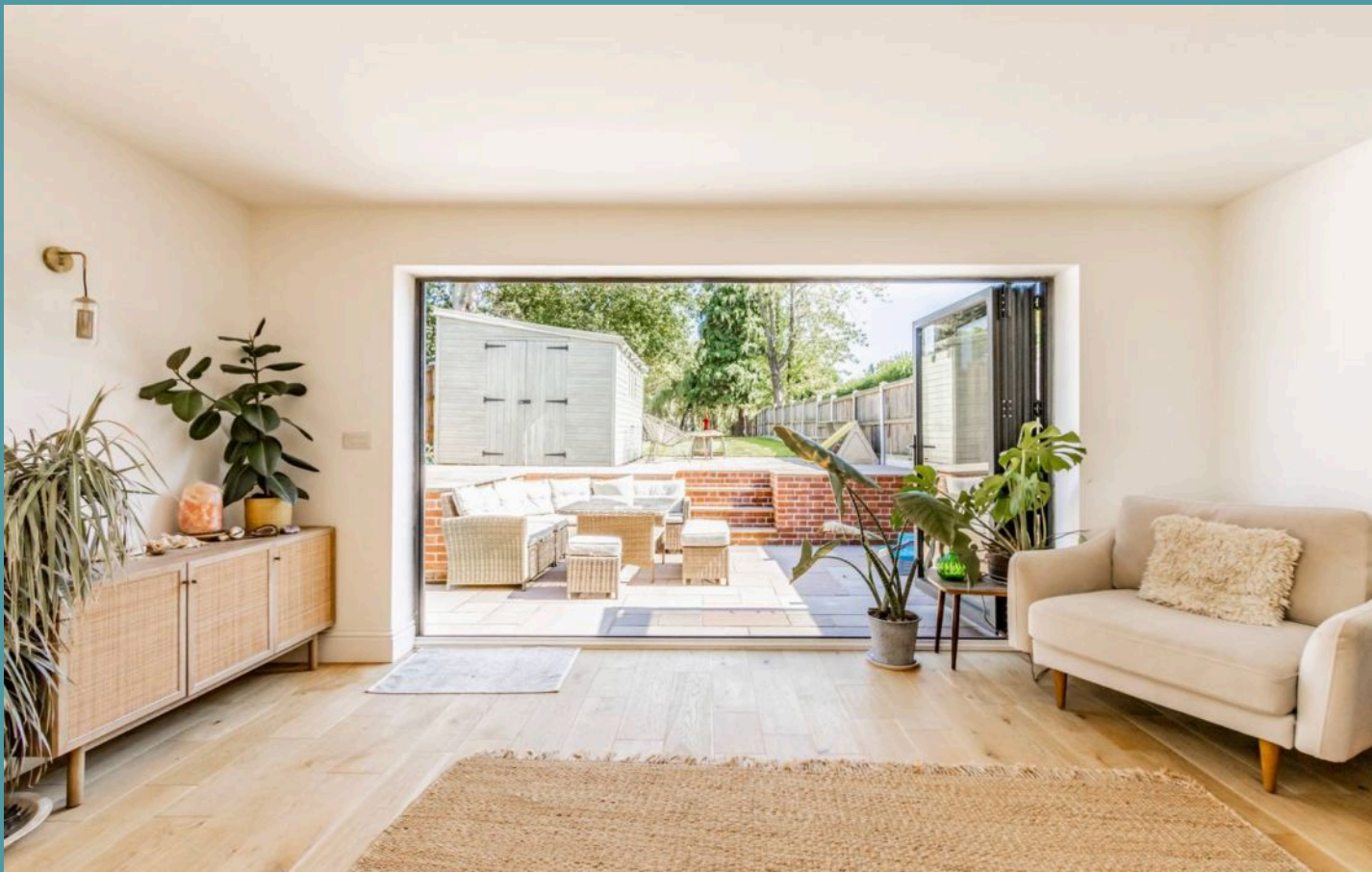
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Location

Located on Norwich Road in the popular Broadland village of Wroxham, this property enjoys a prime position in one of Norfolk's most desirable waterside communities. Often referred to as the capital of the Norfolk Broads, Wroxham offers a wealth of local amenities, including independent shops, supermarkets, waterside pubs, and cafes. Residents benefit from easy access to scenic riverside walks, boating opportunities, and nature reserves, while Wroxham's train station provides direct links to Norwich and beyond. The area is also well served by schools, leisure facilities, and regular bus routes, making it ideal for both families and those seeking a relaxed lifestyle with strong connections. Its unique blend of convenience, charm, and natural beauty continues to attract those looking to enjoy everything the Norfolk Broads have to offer.

Wroxham Road

Once inside, the sense of space and care in the design becomes clear. A welcoming entrance hall provides access to the two original reception rooms at the front of the property, a well-proportioned living room and a separate dining room, both retaining a sense of warmth and charm. These rooms are ideal for more formal entertaining or as quiet spaces from the main living area.





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Beyond, the property opens up into a spectacular open-plan kitchen, dining, and living space that forms the heart of this home. Measuring over 38 feet in length, this expansive extension is flooded with natural light and has been finished to a high specification. The kitchen area boasts a large central island, ample countertop space, and sleek cabinetry, all overlooking the garden. This vast space easily accommodates both relaxed seating and dining zones, making it ideal for everyday family life as well as hosting guests.

A handy utility room is positioned just off the kitchen, offering additional storage and appliance space, and a convenient ground floor WC completes the main level. Every detail has been considered, creating a seamless flow between old and new and offering excellent practicality alongside impressive design.



The first floor provides four versatile bedrooms arranged around a central landing. Two of these are generous double rooms with ample space for furniture, while the other two offer flexibility for use as bedrooms, guest accommodation, or even a study or hobby room. A stylish family bathroom serves this floor, fitted with a modern suite and finished in a tasteful, contemporary style.



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The top floor is dedicated to the principal suite - a luxurious space that includes a bright and airy double bedroom, an elegant ensuite shower room, and a separate dressing area. Formed as part of a recently completed loft conversion and rear extension, this space offers privacy and comfort, perfect for those seeking a more self-contained arrangement.

Externally, the property continues to impress. A generous shingled driveway to the front provides ample off-road parking for multiple vehicles. To the rear, a magnificent garden unfolds, stretching approximately 300 feet in length, mostly laid to lawn and bordered by a variety of shrubs and trees. A large patio area provides the ideal spot for outdoor dining, entertaining, or simply relaxing in the peaceful surroundings. This outdoor space is a true asset and enhances the overall appeal of the home.



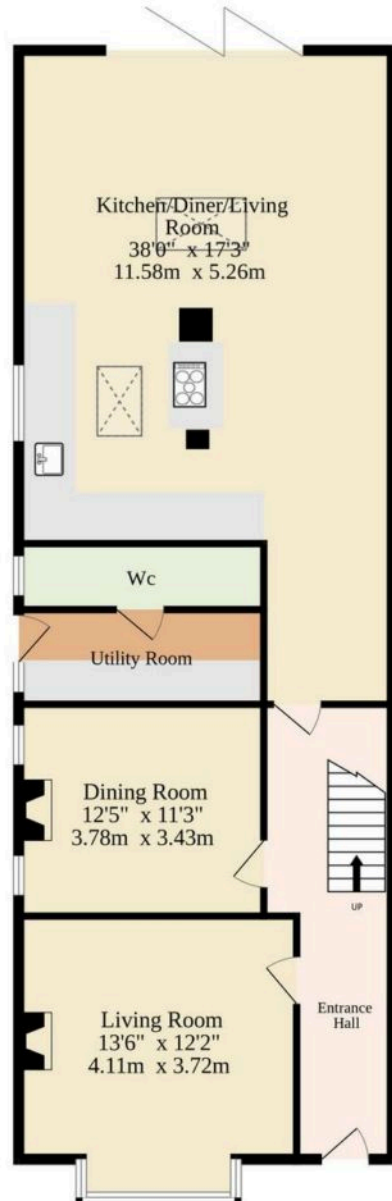


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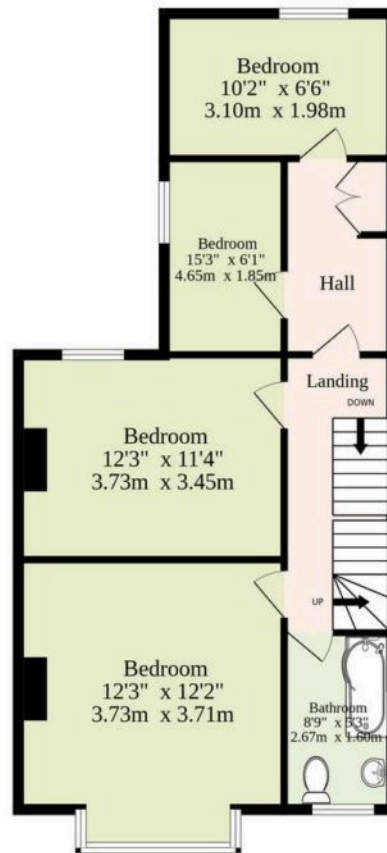
- Remarkable semi-detached home
- Renovated to a high standard throughout
- Extended open-plan living area
- Spectacular kitchen/diner, with utility room
- Five bedrooms - one is a master with ensuite and dressing room
- Sweeping 300ft lawn garden, with patio
- Large driveway providing off-road parking
- Loft conversion and extension less than 2 years old
- Desirable village location



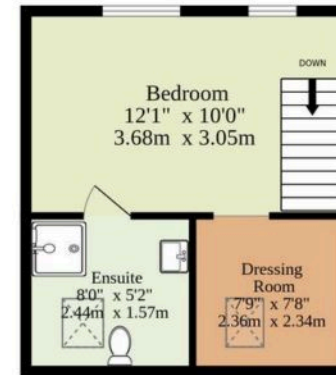
Ground Floor
1206 sq.ft. (112.0 sq.m.) approx.



1st Floor
620 sq.ft. (57.6 sq.m.) approx.



2nd Floor
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 2390 sq.ft. (222.0 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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