



196 Norwich Road, Wroxham

Norwich



Minors & Brady

196 Norwich Road

Wroxham, Norwich

This beautifully composed red brick home offers charm and character from the very first glance, with a graceful bay window and climbing foliage welcoming you in. Step inside to discover an expansive open layout where the kitchen and dining areas strike the perfect balance between style and practicality, complete with original ceiling roses and a sociable breakfast bar. A delightful sitting room glows with natural light, thanks to its bay window and elegant original coving. With four generously sized bedrooms spread across two upper floors, including a top floor room with ensuite, there's space here to grow, host and unwind. The garden is a hidden treasure, spacious, private and framed by mature greenery, offering an idyllic backdrop for outdoor living and family fun. Thoughtfully arranged and full of warmth, this is a home that effortlessly blends everyday comfort with timeless appeal.

- Elegant red brick exterior with gravel driveway and climbing foliage
- Open plan kitchen and dining area with defined zones and sociable breakfast bar
- Original ceiling roses and coving, preserving beautiful period detail
- Convenient side entrance with access to kitchen or staircase to upper levels
- Two ground floor bathrooms, including both a shower room and a full bathroom



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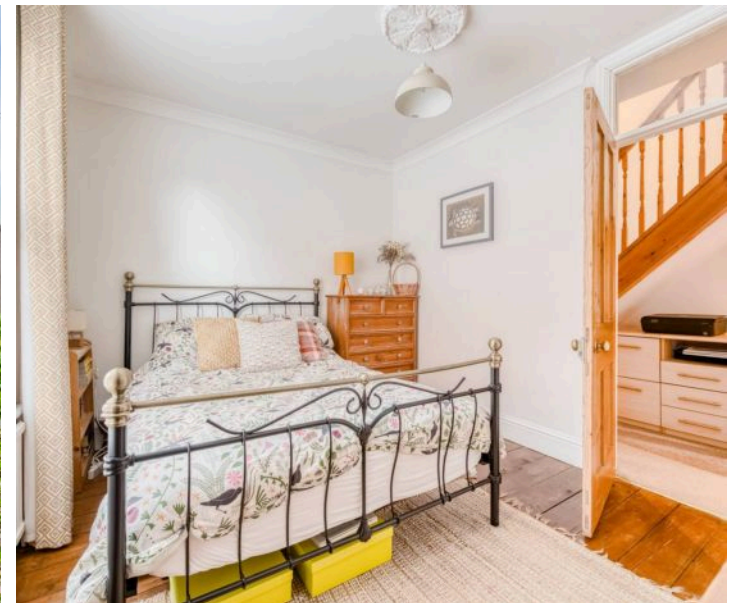
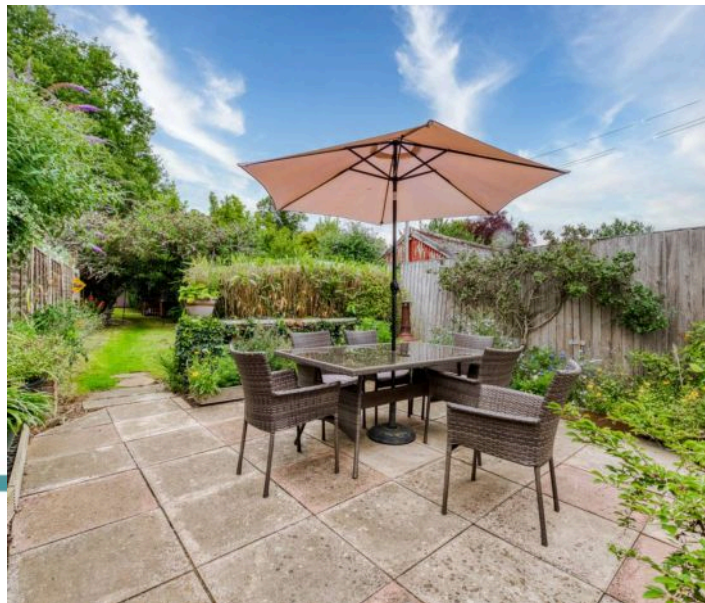
Wroxham, Norwich

The 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.



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Behind a charming red brick façade, this characterful home immediately captures your attention with its elegant bay window and a gravel driveway that gently leads you towards the front. Climbing foliage weaves its way up the brickwork, softening the structure with a graceful, lived in feel. There is a lovely sense of arrival here, one that hints at the warmth and personality waiting within.

Step around the side entrance, and you're offered two distinct routes: stairs leading upwards to the main bedroom space, or a welcoming doorway that opens directly into the expansive kitchen and dining area. Though open plan in its design, the space is naturally divided into two welcoming zones, a breakfast bar area perfect for relaxed mornings or evening chats, and a thoughtfully designed kitchen that invites creativity and connection.

Above, original ceiling roses hint at the property's heritage, their intricate detail adding timeless charm to this vibrant part of the home.

Adjoining the kitchen, a compact lobby area offers practical storage and houses the boiler cupboard, cleverly placed alongside not one but two ground floor bathrooms, a sleek shower room and a traditional bathroom, ideal for accommodating family or guests with ease.



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From the dining area, a small yet characterful opening leads into the sitting room, a warm and peaceful space bathed in light thanks to its prominent bay window that stretches proudly to the front. Natural light pours in, dancing gently across the room and lifting the mood.

Original coving frames the space beautifully, adding a graceful finish that creates an ideal place to relax and unwind.

Upstairs, three beautifully presented bedrooms await on the middle floor, each offering their own unique charm and generous proportions. On the top floor, a private bedroom with its own ensuite provides a calm and considered space from the rhythm of everyday life.

Outside, the garden is a wonderful size, a generous lawn bordered by mature trees and established planting that adds both beauty and privacy. There is ample space here for play, exploration, or peaceful moments — perfect for those with children or grandchildren. A paved patio offers the ideal spot for outdoor dining or slow summer afternoons spent in the fresh air.

To the front, the gravelled driveway offers parking for up to four cars, combining convenience with a welcoming first impression. Full of character, natural light, and thoughtful details throughout, this is a home that invites you to settle in and enjoy every corner.

Agents Note

Sold Freehold

Connected to all mains services.

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Ground Floor
564 sq.ft. (52.4 sq.m.) approx.

1st Floor
397 sq.ft. (36.9 sq.m.) approx.

2nd Floor
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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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Dreaming of this home? Let's make it a reality



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Meet *Karol*
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wroxham@minorsandbrady.co.uk



01603 784088



6 Church Road, Wroxham, Norwich, NR12 8UG

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