



30 Keys Drive, Wroxham

Norwich



Minors & Brady

Rarely does an opportunity arise to combine the appeal of countryside field views with the lifestyle of a riverside village, all within a home ready to be modernised to taste. Set back from the road, the property enjoys a private position with a generous driveway, ample parking, and a double garage. Inside, the accommodation is substantial, with a spacious hall, three reception rooms, and a conservatory that flows into the garden. Character is abundant, from exposed brickwork to timber beams, offering charm that can be embraced in a contemporary style. The kitchen provides excellent scope for reconfiguration, whether as a large open-plan hub or with a separate utility area. Upstairs, four well-sized bedrooms are complemented by an ensuite and a family bathroom, suiting both families and flexible lifestyles. Outside, the mature garden backs onto open fields, creating a peaceful and private setting with no rear neighbours. With its size, layout, and enviable location in this sought-after Broadland village, the home offers an exceptional opportunity to create something truly special.

- Private position set back from the road in the heart of Wroxham, a sought-after riverside village
- Large driveway with ample parking and a double garage
- Spacious entrance hall with ground floor WC and separate wet room
- Three reception rooms, including a sitting room with timber beams and a feature curved brick arch
- Conservatory overlooking the garden, extending the living space
- Kitchen with generous footprint and flexible layout options, including scope for open-plan living or a dedicated utility
- Four well-proportioned bedrooms, including a principal bedroom with ensuite shower room
- Main family bathroom serving the additional bedrooms
- Generous rear garden backing onto open fields, offering privacy and countryside views





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Wroxham, Norwich

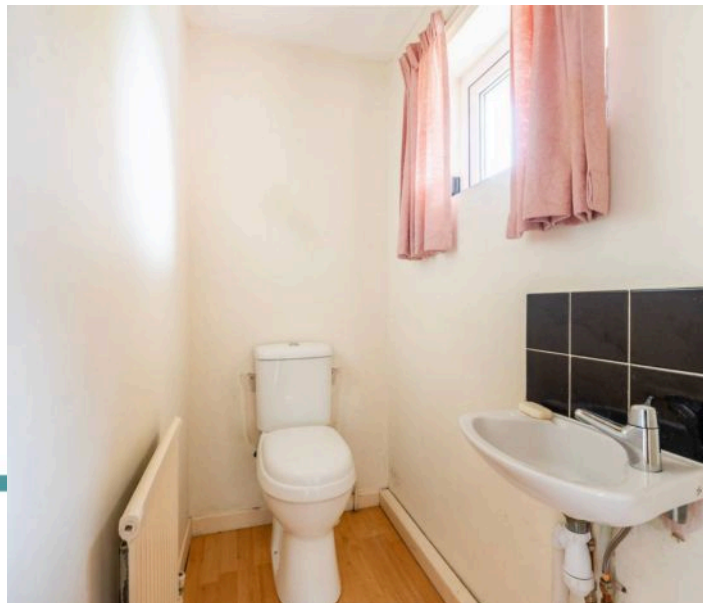
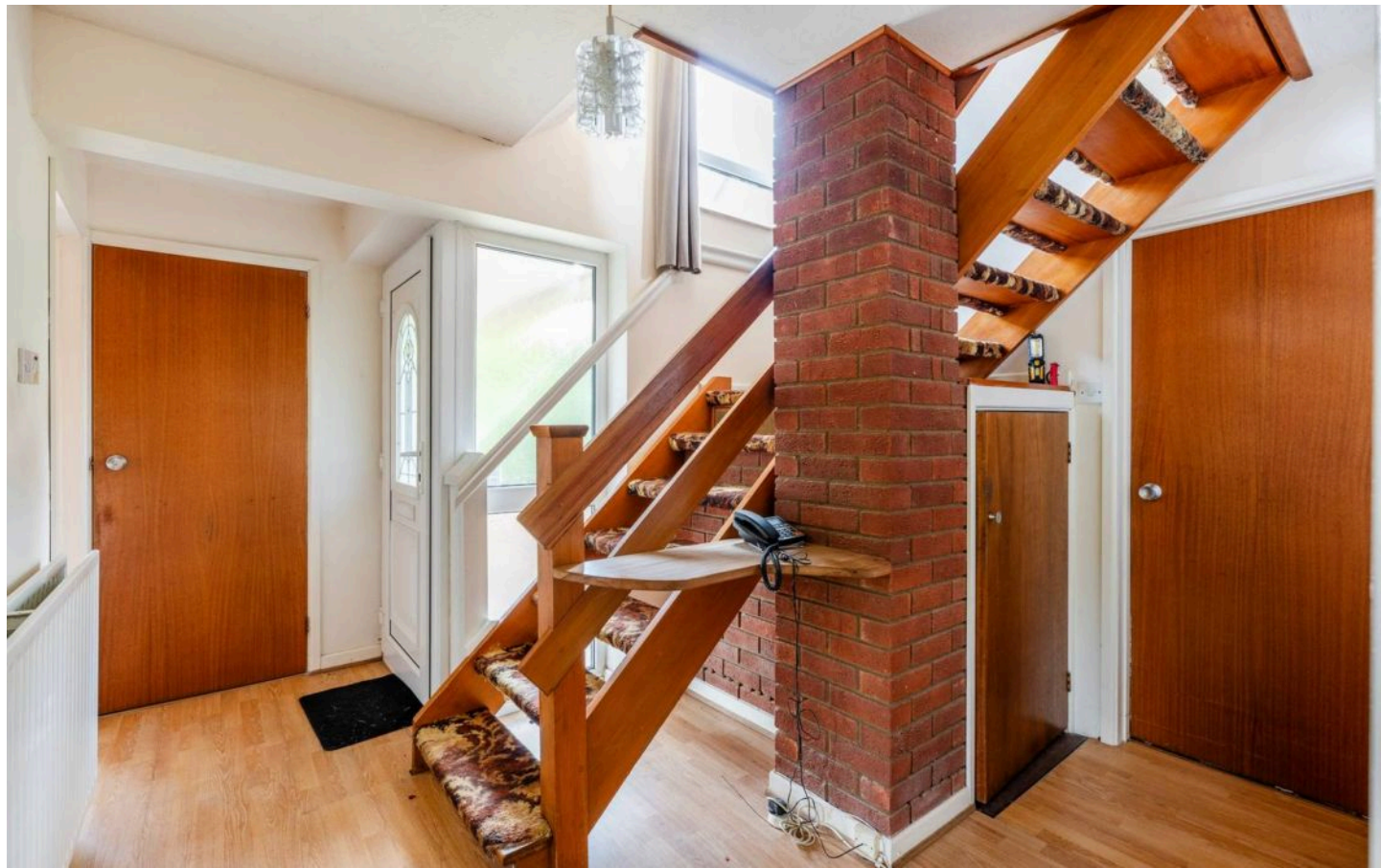
The Location

Located on Keys Drive in the highly sought-after Broadland village of Wroxham, this home enjoys a prime position within one of Norfolk's most desirable waterside communities. Known as the capital of the Norfolk Broads, Wroxham is famous for the iconic Roys of Wroxham department store, supermarket, and garden centre, alongside a wide variety of independent shops, cafes, and traditional waterside pubs.

The village is perfectly placed for leisure and recreation, with scenic riverside walks, boating opportunities, and nature reserves all close at hand. Wroxham's train station provides direct links to Norwich and the coast, while regular bus routes further enhance connectivity. Families will appreciate the choice of local schools, sports clubs, and leisure facilities, while those seeking a slower pace of life will enjoy the village's welcoming atmosphere and riverside charm.

This home is in need of modernisation but, with its size, layout, and enviable location, it offers a rare opportunity to create a stunning family residence in the heart of Wroxham.

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Set back from the road in a private position, this substantial four-bedroom home in Wroxham offers generous living space and huge potential for those seeking a property to modernise and make their own. Approached via a large driveway with ample parking and a double garage, the home provides a welcoming first impression and a sense of space from the outset.

On entering, you are greeted by a spacious entrance hall leading to a ground floor WC and a separate wet room. The home boasts a trio of reception spaces, including a large sitting room where rich overhead wooden beams and a curved brick opening into the adjoining dining area add warmth and character. The exposed brick detailing continues throughout the property, offering plenty of charm that can be embraced and enhanced with a sympathetic modern update.

A conservatory extends the living space further, offering a lovely spot to enjoy the views of the rear garden. The kitchen, while dated, provides a fantastic footprint with a partitioned area that currently serves as a utility space. This layout gives buyers the option to either open everything up into one large, modern kitchen-dining hub or retain the separation for those who prefer a dedicated utility and kitchen area. The choice allows you to tailor the heart of the home to your lifestyle.



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Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a main family bathroom. Each room offers flexibility to suit the needs of a growing family or those looking for additional work-from-home space.

Outside, the property sits on a generous rear garden plot that backs onto open fields, creating a truly private and peaceful setting with no neighbours behind you. The gardens provide an idyllic backdrop with scope for landscaping, outdoor entertaining, or simply enjoying the tranquillity of the countryside surroundings.

This home is in need of modernisation but, with its size, character features, layout, and enviable location, it offers a rare opportunity to create a stunning family residence in the heart of Wroxham. It is a home where you can truly tap into its charm while adding your own modern touches to make it unique.

Agents Note

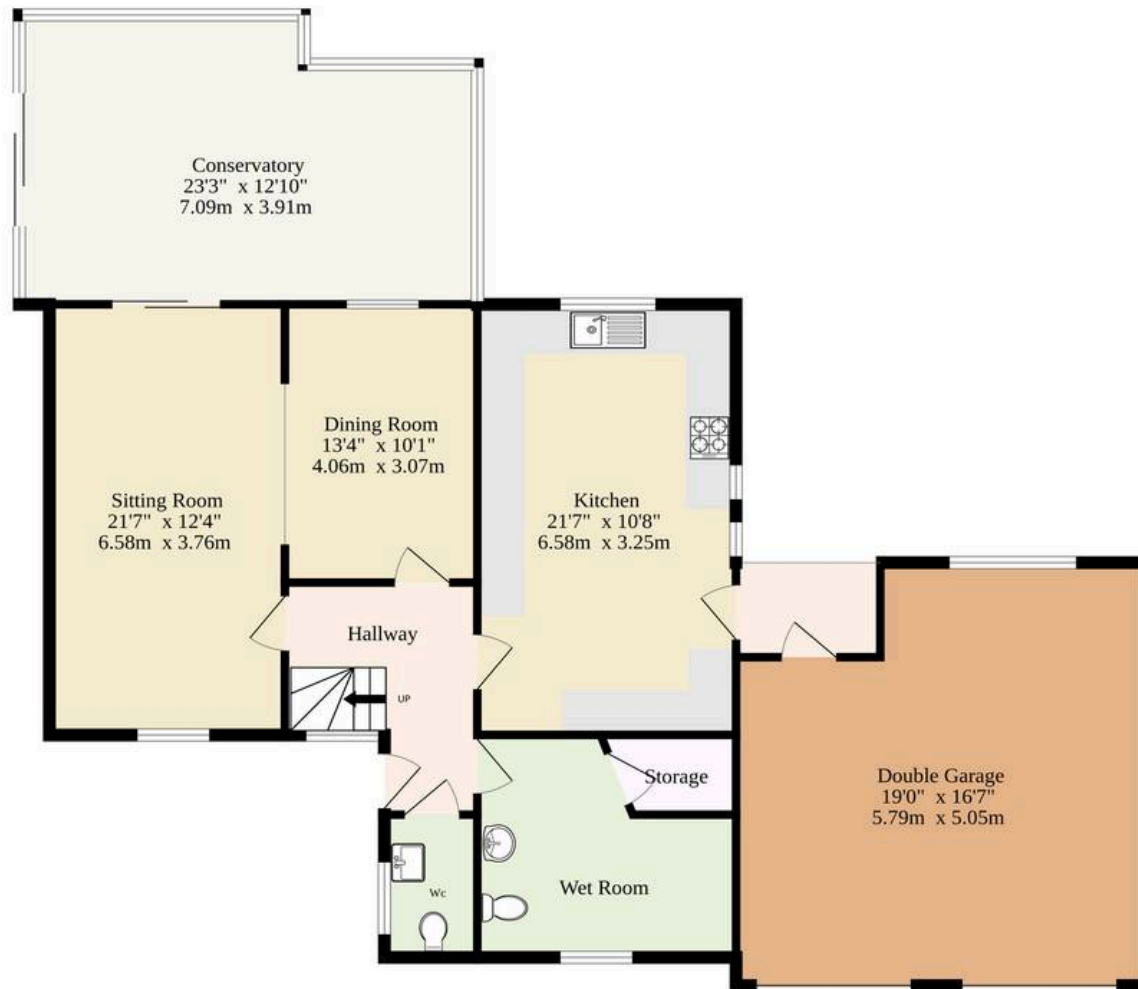
Sold Freehold

Connected to all mains services.

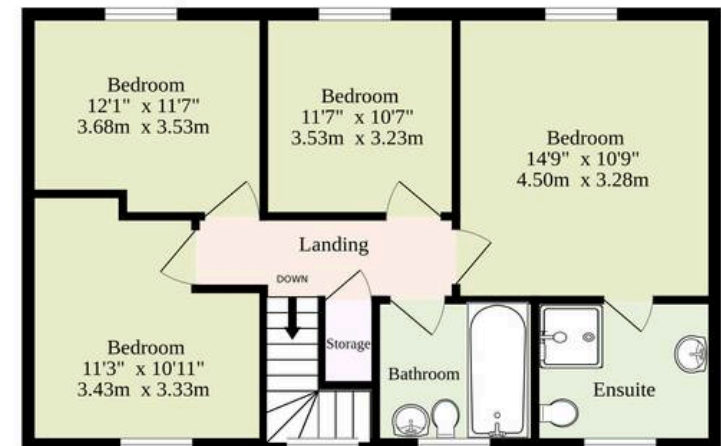


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Ground Floor
1439 sq.ft. (133.7 sq.m.) approx.



1st Floor
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 2115 sq.ft. (196.5 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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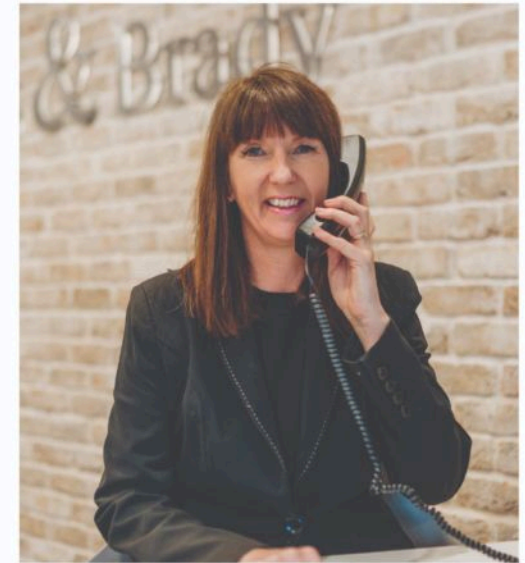
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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