



21 Bure Close, Wroxham

Norwich



Minors & Brady



# 21 Bure Close

## Wroxham, Norwich

Beautifully presented and finished to a high standard, this modern home offers an exceptional opportunity as either a permanent residence or high-end holiday let. Enjoying a peaceful cul-de-sac setting with captivating river views, it lies within the highly regarded village of Wroxham, known as the gateway to the Norfolk Broads. Inside, a newly fitted kitchen features stylish gloss cabinetry, integrated appliances, and a breakfast bar, while the spacious lounge and dining area enjoys a feature fireplace and large windows framing the water outlook. Four well-sized bedrooms offer versatile accommodation, one with an en suite shower room and another with glazed doors leading to the courtyard garden, while the principal bedroom includes bespoke fitted wardrobes with integrated lighting. Outside, the private low-maintenance courtyard garden includes a paved terrace, storage shed, and covered pergola, with off-road parking completing the picture. Perfectly positioned for riverside living, residents can enjoy boating, fishing, scenic walks, and easy access to the vibrant village centre with its shops, cafés, restaurants, and rail links to Norwich and the coast.

### Location

Bure Close sits within the highly regarded village of Wroxham, often known as the gateway to the Norfolk Broads. The area offers a perfect setting for those who enjoy riverside living, with an array of leisure activities such as boating, fishing, and peaceful walks along the waterways. Wroxham's vibrant centre is close by, offering a good selection of independent shops, cafés, and well-known amenities including a supermarket, post office, and local restaurants. The village also provides a primary school, doctors' surgery, and rail links to Norwich and the North Norfolk coast, making it ideal for both everyday living and easy commuting. Residents also enjoy convenient access to surrounding countryside trails and scenic picnic spots, while Norwich city centre is just a short drive away for wider shopping, dining, and cultural experiences. This sought-after location combines a relaxed pace of life with excellent connectivity and community spirit.

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### Bure Close, Wroxham

Stepping inside, the welcoming entrance hall sets a refined tone, finished with tiled flooring for practicality and featuring a useful storage cupboard ideal for coats and household essentials. The ground floor has been thoughtfully designed to create a sense of comfort and versatility, offering four inviting bedrooms that flow naturally from one to the next.

The principal bedroom exudes sophistication with wood-effect flooring, bespoke newly fitted wardrobes, integrated lighting, and a recessed space for a wall-mounted television. Across the hall, a second bedroom provides an equally calm atmosphere with soft carpet flooring and the luxury of its own fully tiled en suite shower room, complete with an enclosed cubicle, vanity basin, and chrome heated towel rail. Another bedroom enjoys built-in wardrobes and tiled flooring, with glazed doors opening directly onto the courtyard garden, welcoming in natural light and offering a pleasant connection to the outdoors. The final bedroom, also finished with tiled flooring, offers a flexible space that can serve as a guest room, study, or creative area.

The family bathroom continues the home's polished aesthetic with tiled flooring and walls, a curved bath with a shower over, a vanity unit with an inset basin, a concealed cistern WC, an illuminated mirror, and sleek fitted cabinetry.





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Rising to the first floor, the home opens into a beautifully arranged open-plan lounge and dining area with soft carpet flooring underfoot. Expansive dual-aspect windows frame the serene water views across Bridge Broad and towards the River Bure, flooding the room with light and creating an inviting space for relaxation and entertaining. A stone fireplace adds warmth and character, complemented by wall lighting and neutral décor.

The adjoining kitchen is spacious, bright, and filled with natural light, finished with wood-effect flooring and a sleek modern design. It features gloss cabinetry, wood-effect work surfaces, and under-cabinet lighting. Integrated appliances include a double oven, induction hob with extractor, fridge freezer, and wine cooler, while the breakfast bar offers a welcoming spot for casual dining or morning coffee with a view. A cupboard neatly houses the Worcester gas-fired central heating boiler.

Outside, the private courtyard garden provides a charming, low-maintenance outdoor space with paved flooring, planters, trellis features, and a covered pergola that adds both shade and elegance. A timber storage shed offers practicality, and off-road parking ensures everyday convenience.

## Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating systems- Gas Central Heating

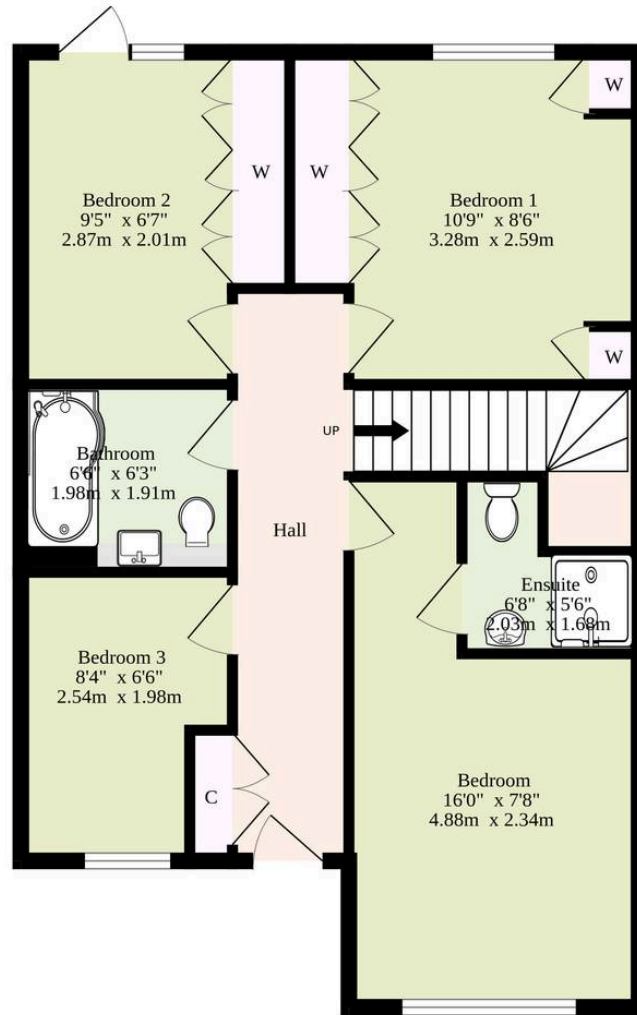
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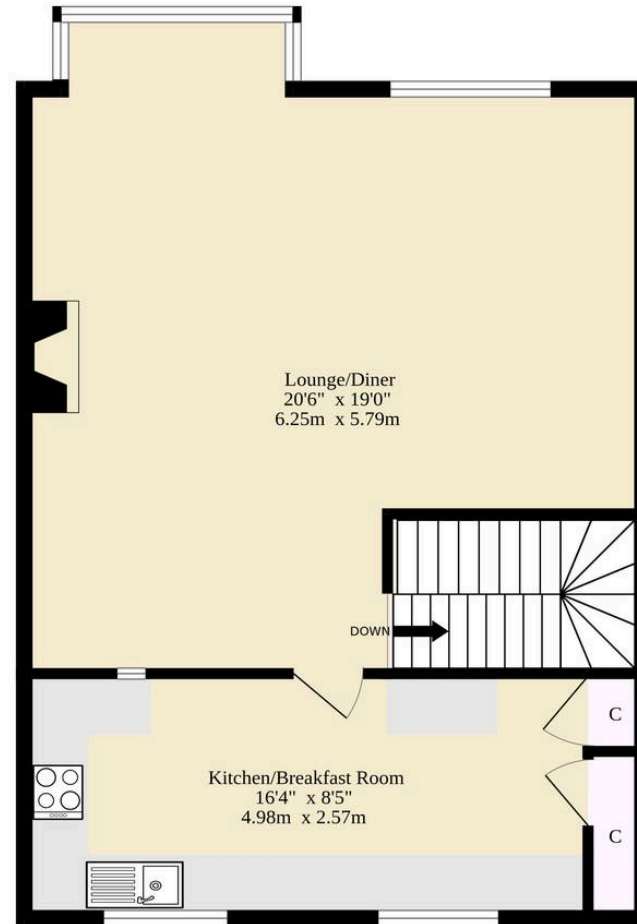
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Ground Floor  
470 sq.ft. (43.7 sq.m.) approx.



1st Floor  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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*Your home, our market*



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