



Minors & Brady
WROXHAM
FOR SALE
01603 710086

194 Norwich Road, Wroxham
Norwich



Minors & Brady

194 Norwich Road

Wroxham, Norwich

Brimming with character and potential, this two-bedroom terraced home on Norwich Road in the sought-after village of Wroxham offers an exciting opportunity for those looking to make their mark. Set back from the road, the property benefits from off-road parking for two to four cars, depending on vehicle size – a rare find for this style of home. Inside, there are two spacious reception rooms, including a welcoming sitting room with a bay window and multi-fuel fire. The kitchen provides good space and ample storage, complemented by a practical utility room and a convenient ground-floor shower room. Upstairs are two well-proportioned bedrooms and a further shower room. Period features can be found throughout, adding charm and character to the property. Externally, the generous garden plot offers plenty of room for outdoor living or future development (subject to planning). In need of some updating, this home presents a fantastic opportunity for first-time buyers, renovators, or investors seeking a project with huge potential.

- Two-bedroom terraced home in Wroxham on Norwich Road
- Off-road parking for two to four cars, depending on vehicle size
- Two spacious reception rooms, including a sitting room with bay window
- Multi-fuel fire creating a cosy focal point in the sitting room
- Good-sized kitchen with ample storage and workspace
- Separate utility room for laundry and household needs
- Ground-floor shower room for convenience
- First-floor shower room serving the bedrooms
- Large garden plot with potential for outdoor living or extensions
- Retains some period features throughout the property





M&B

194 Norwich Road

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.



M&B

194 Norwich Road

Wroxham, Norwich

Norwich Road, Wroxham

Located along Norwich Road in the popular village of Wroxham, this two-bedroom terraced home offers a fantastic opportunity for those seeking a property with plenty of character and huge potential. In need of some updating, the house already benefits from a number of appealing period features and offers generous living space throughout, making it an ideal purchase for first-time buyers, renovators, or investors looking to add value.

The property is set back from the road with a driveway providing parking for two to four cars, depending on vehicle size – a rare advantage for a home of this style. Stepping inside, you'll find two comfortable reception rooms, including a sitting room with a bay window and a multi-fuel fire, creating a welcoming focal point and a cosy atmosphere during the colder months.

The second reception room offers flexible use as a dining room, home office or additional living space.

The kitchen is of a good size, providing ample storage and workspace, and there is a separate utility room offering extra practicality for laundry and household needs. A ground-floor shower room adds further convenience, especially for busy households or visiting guests.



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194 Norwich Road

Wroxham, Norwich

Upstairs, the property provides two well-proportioned bedrooms and a further shower room, making it functional and adaptable for a variety of buyers.

Externally, the house sits on a generous garden plot, offering plenty of space for outdoor seating, gardening, or even future extensions, subject to planning permissions. The garden provides a lovely outlook and an excellent opportunity for those who enjoy spending time outdoors or working on home improvement projects.

While the property would benefit from some general modernisation and decorative attention, it represents an exciting opportunity to create a charming home tailored to personal taste. The combination of off-road parking, period features, and a spacious plot makes this an attractive prospect for both homebuyers and investors alike.

Agents Note

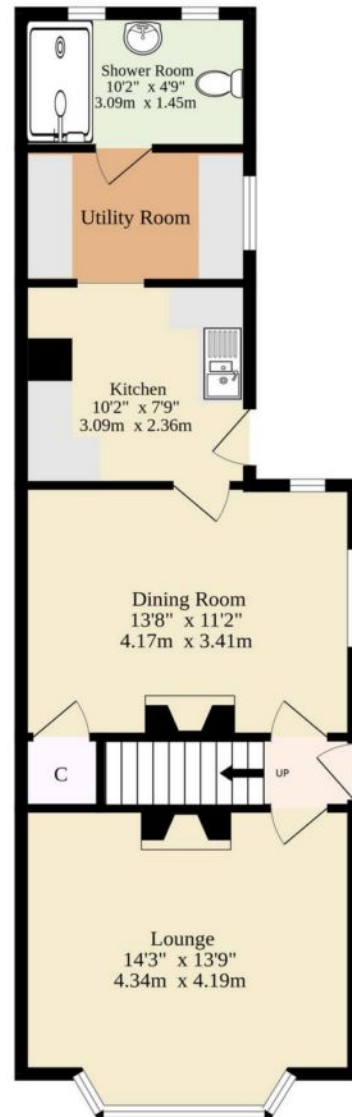
Sold Freehold

Connected to all mains services.

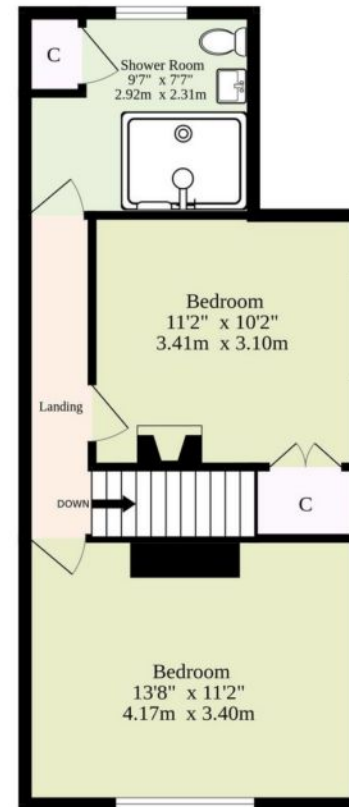


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Ground Floor
538 sq.ft. (50.0 sq.m.) approx.



1st Floor
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 969sq.ft. (90.0 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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Dreaming of this home?

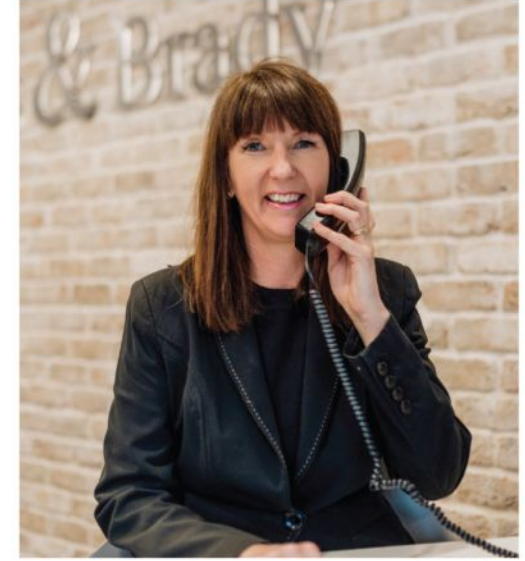
Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market



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