



17 Church Lane, Wroxham

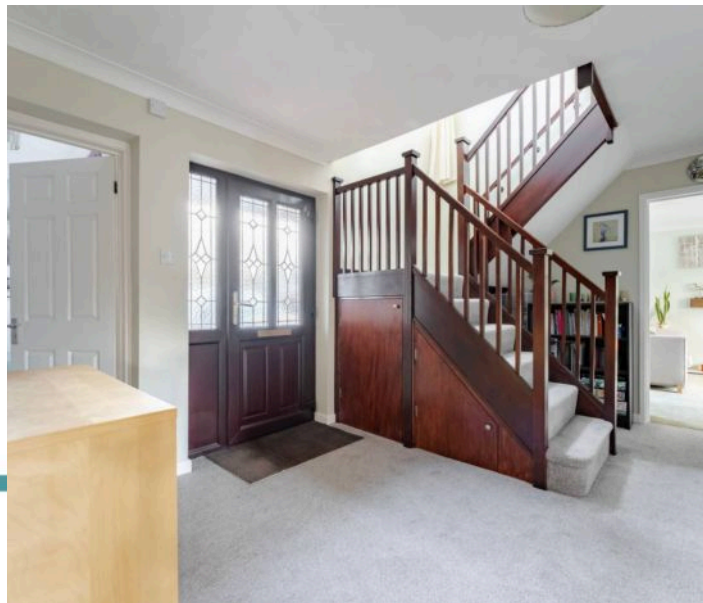
Norwich



Minors & Brady

A rare opportunity awaits in one of the most coveted spots near the Norfolk Broads. This exceptional detached home combines rural appeal with refined living, set well back from a peaceful lane in a discreet, leafy position. The generous plot offers an impressive sense of space, enhanced by beautifully landscaped gardens and thoughtfully designed outdoor areas. Inside, the accommodation feels bright and uplifting, with well-proportioned rooms that flow naturally for modern family life. The living spaces are elegant yet comfortable, with garden access that amplifies the connection between indoors and out. All four bedrooms are light and well-sized, including a calm and private principal suite. Recent upgrades, including a new boiler and pressurised hot water system, ensure true move-in readiness. With village amenities, scenic walks and excellent transport links close by, this home delivers a lifestyle defined by privacy, quality and effortless charm.

- Highly sought-after position on the edge of the Norfolk Broads capital, rarely available and beautifully tucked away
- Large private plot approaching a quarter of an acre (STMS), set well back from a quiet country lane behind mature hedging and a low brick wall
- Sweeping shingle driveway with extensive parking and access to a double garage softened by climbing planting
- Beautifully landscaped rear garden with meandering pathways, mature trees, neat borders and complete natural seclusion
- Elegant entrance hall offering a generous sense of arrival, linking key ground-floor rooms with ease
- Beautifully balanced reception spaces including a refined sitting room with log burner, oriel window and French doors to the terrace
- Thoughtfully designed kitchen with Velux roof window, excellent storage and generous preparation space
- Four spacious first-floor bedrooms, three with fitted wardrobes, including a peaceful principal suite with modern en-suite shower room
- Practical utility room and ground-floor cloakroom





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The Location

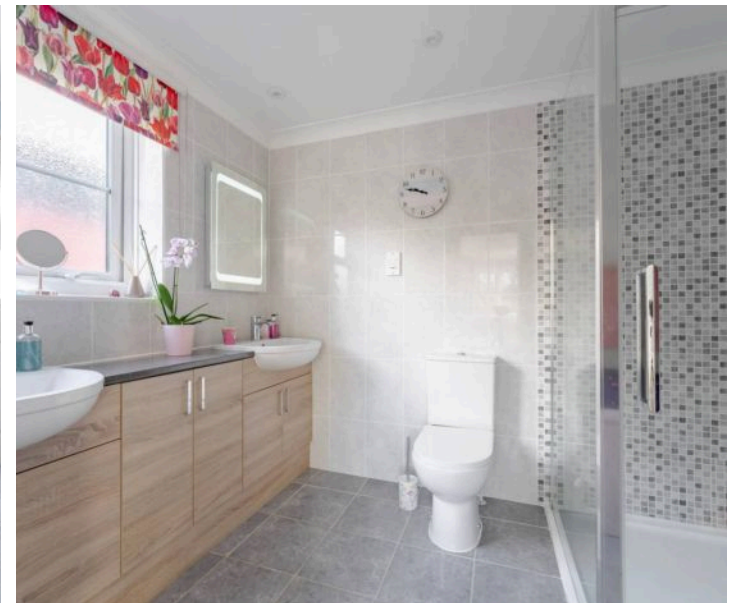
Placed in the heart of Wroxham, on the sought-after Church Lane, this property enjoys one of the most desirable residential settings in the area. Church Lane is known for its peaceful, established surroundings, with a mixture of individual homes, mature trees and a quiet village feel, yet with every essential amenity close by.

Often referred to as the Capital of the Norfolk Broads, Wroxham is the gateway to over 125 miles of navigable waterways and remains one of the most iconic and visited locations in the region. Those who enjoy walking or cycling will appreciate the network of footpaths, riverside trails, and protected countryside right on the doorstep.

The village offers a strong range of local services including Roys department store and supermarket, doctors' surgery, pharmacy, post office and an excellent selection of cafés, bakeries, restaurants, and traditional pubs, several of them waterside. Independent businesses, boatyards and seasonal attractions support a vibrant village atmosphere, particularly in the warmer months.

Families benefit from well-regarded schooling options, including Wroxham Primary School and Broadland High Ormiston Academy, both accessible from Church Lane without the need to travel into the city. The area also offers sports and leisure facilities, including local gyms, sailing clubs, walking groups and nature reserves such as Hoveton Marshes and Salhouse Broad.

For commuters and travellers, the location is exceptionally well placed. Wroxham Train Station is under a mile away and provides direct rail services into the historic city of Norwich in around 15 minutes. Road connections are equally convenient, with the Norwich Northern Distributor Road (NDR) just a short drive away, offering smooth access to the A47, A11 and Norfolk's wider road network.



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Church Lane, Wroxham

Set in one of the most desirable and rarely available locations on the edge of the Norfolk Broads capital, this impressive detached residence offers an exceptional blend of privacy, space and refined living. Positioned on a generous plot and sitting well back from a quiet country lane, the property holds a striking yet understated stance, discreetly tucked away behind a low brick wall and mature hedging that instantly sets the tone for what lies beyond.

A wide shingle driveway sweeps towards the house in an elegant curve, providing extensive off-road parking and access to a double garage. Climbing greenery softens the brickwork of the garage, lending it an almost whimsical character and together with an old, charming lamp post near the entrance, hints at the property's heritage and timeless appeal.

The rear garden is a true sanctuary, beautifully landscaped, delightfully private and thoughtfully designed for both relaxation and enjoyment. Meandering pathways weave through neat lawns, well-kept borders and an array of shrubs and mature trees, creating pockets of interest and moments of calm at every turn. A broad paved sun terrace stretches across the back of the house, perfectly positioned for alfresco dining, morning coffee or summer evening gatherings, while the established planting and natural screening offer a sense of complete seclusion.

At the far end of the garden, a well-organised vegetable plot and timber shed provide a charming and practical space for those who enjoy growing their own produce, reinforcing the slower, more wholesome pace of country living.

Inside, the property continues to impress with an interior that feels light, welcoming and carefully maintained. A large entrance hall, open, inviting and ideal for greeting guests, gives access to a cloakroom and a practical utility room with built-in storage, perfectly suited to the needs of a busy household.



The dining room is an elegant and versatile space, comfortably able to accommodate a full-sized table for entertaining. The sitting room is warm and refined, featuring an oriel window that draws in natural light, a log burner set beneath a wooden mantelpiece, and French doors that open directly onto the terrace.

With soft carpeting underfoot and a gentle flow between indoors and out, the room offers both comfort and connection to the garden.

The kitchen has been thoughtfully appointed, balancing modern convenience with considered style. A Velux roof window brings additional light from above, complementing the fitted units and generous work surfaces, making it an enjoyable space for cooking and everyday living.

Upstairs, the first-floor landing leads to four generous bedrooms, three of which include built-in wardrobes. The principal suite offers an excellent sense of calm, complete with its own en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom featuring both bath and separate shower.

Every room has been immaculately cared for, allowing the next owners to move straight in with ease and confidence.

Set on a plot approaching a quarter of an acre (STMS), the home has benefited from a recently installed boiler and mains pressure hot water system, enhancing comfort and efficiency throughout the seasons.

Within easy reach of local amenities, riverside walks, waterside dining and excellent transport links, this home represents far more than an address—it is a lifestyle opportunity. With its rare combination of privacy, charm and an enviable setting, it offers the very best of village living, wrapped in character, greenery and quiet elegance.

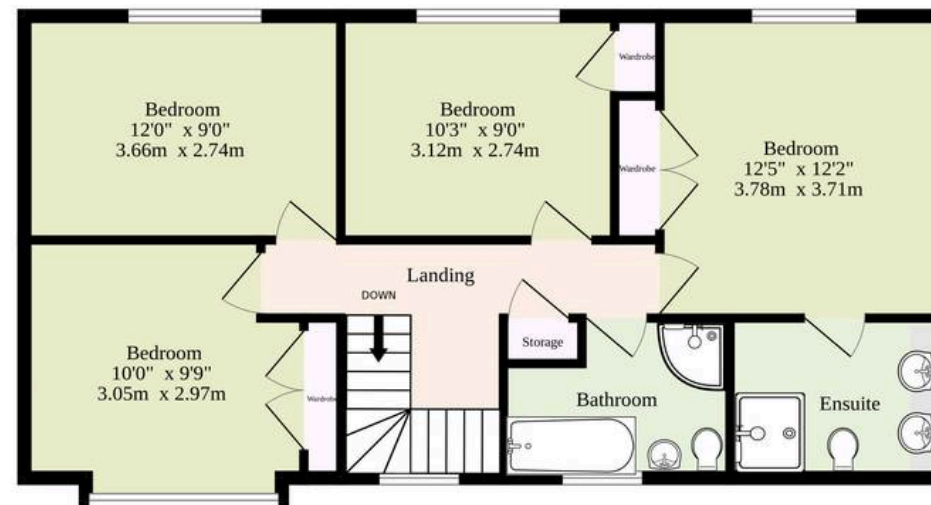
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Ground Floor
1334 sq.ft. (123.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 1954 sq.ft. (181.5 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?

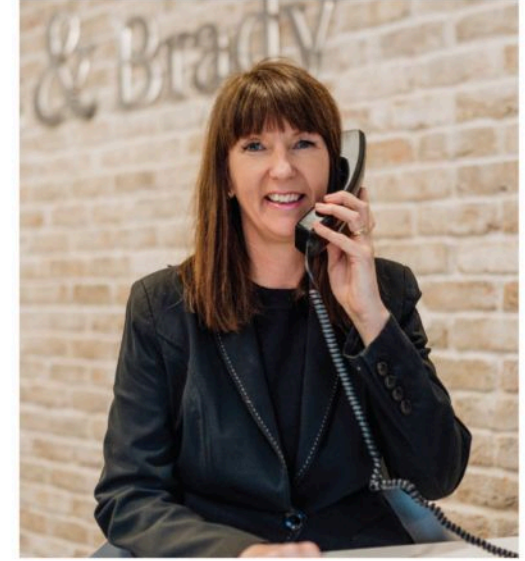
Let's make it a *reality*



Meet *Abi*
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Meet *Karol*
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Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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