



38 Loynes Drive, Wroxham

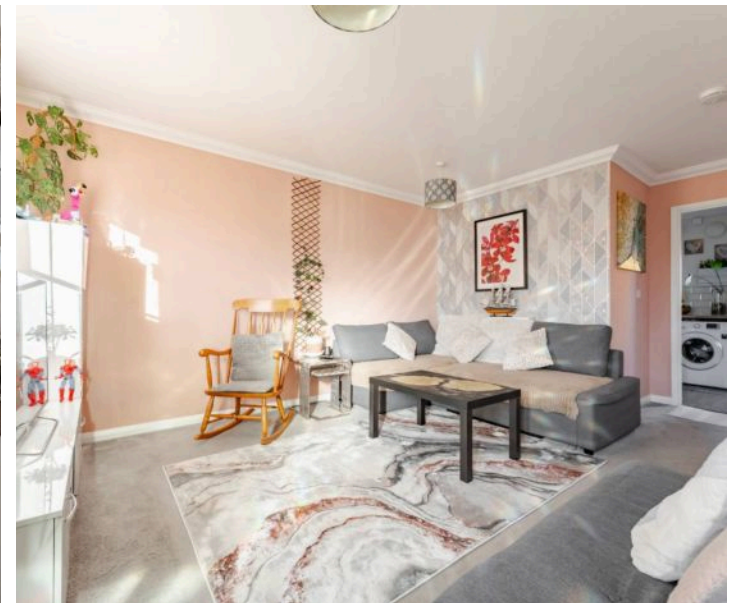
Norwich



Minors & Brady

This well-presented two-bedroom end-terrace home is available on a 40% shared ownership basis, offering an accessible and affordable route into home ownership in the popular village of Wroxham. Set within a small and well-regarded development, the property enjoys a quieter position while remaining close to village amenities. Built by Hopkins Homes, the house has been sensibly designed and clearly well maintained. Inside, the layout feels practical and welcoming, with a comfortable living space and a bright kitchen/diner that opens out to the garden. Upstairs provides two versatile bedrooms and a modern bathroom, making the home suitable for a range of buyers. The enclosed rear garden offers a private outdoor space that is easy to manage. Two allocated parking spaces add to the everyday convenience. Overall, this is a straightforward, comfortable home in a sought-after location, ideal for first-time buyers looking to take a confident step onto the property ladder.

- Available on a 40% shared ownership basis, providing an affordable route into home ownership
- Two-bedroom end-terrace home set within a small, well-kept development
- Built by Hopkins Homes with a practical and modern design throughout
- Comfortable living room with a pleasant outlook and good natural light
- Open-plan kitchen/diner with space for appliances and access to the garden
- Two well-sized bedrooms offering flexibility for family, guests, or home working
- Modern bathroom fitted with a bath and overhead shower
- Enclosed rear garden with shed, gated access, and low-maintenance layout
- Gas central heating, double glazing, and fitted alarm system
- Two allocated parking spaces for added convenience





# 38 Loynes Drive

Wroxham, Norwich

## The Location

Wroxham is a small village in Norfolk set along the River Bure, and it's widely known as one of the main gateways to the Norfolk Broads. The river shapes everyday life here, with boats gliding past moorings, waterside paths for gentle walks and plenty of quiet spots to sit and watch the world go by.

There's an easy, unhurried atmosphere, where time seems to slow down and the natural surroundings are always close at hand.

At the heart of the village is Roys of Wroxham, often described as the largest village store in the country. For many people, Roys is inseparable from Wroxham itself, serving as both a practical shopping hub and a local landmark. Around it, you'll find small cafés, traditional pubs, and independent shops that give the village its friendly, lived-in feel. While Wroxham welcomes visitors throughout the year, it never fully loses its sense of community.

Beyond the centre, the landscape opens out into the Broads, with flat fields, winding waterways, and wide skies that feel especially peaceful in the early morning or at sunset. Wildlife is part of everyday life, and the sound of water and birds often replaces traffic.

M&B



## 38 Loynes Drive

Wroxham, Norwich

### Loynes Drive, Wroxham

Tucked away in a small, popular development on the edge of Wroxham, this two-bedroom end-terrace home offers an excellent opportunity for first-time buyers or those looking for an affordable way to get onto the property ladder through a 40% shared ownership arrangement. Built by Hopkins Homes, the property has been well cared for and is presented in good order throughout, making it a practical and appealing choice in a pleasant village setting.

The ground floor offers a comfortable lounge with space to relax or entertain, leading through to an open-plan kitchen/diner. The kitchen is bright and functional, fitted with a gas oven and hob, good worktop space, and room for additional appliances. There is direct access to the rear garden, which works well for everyday use as well as outdoor dining during the warmer months.

Upstairs, there are two well-proportioned bedrooms. The main bedroom is a good size with plenty of natural light, while the second bedroom would suit a child's room, home office, or guest space. The bathroom is fitted with a modern white suite, including a bath with an overhead mixer shower. Storage is thoughtfully provided with an under-stairs cupboard and an airing cupboard on the first floor.



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Wroxham, Norwich

Additional benefits include double-glazed windows, gas central heating, and a fitted alarm system. Outside, the rear garden is fully enclosed and easy to maintain, with a garden shed, outside tap, and gated access. Two allocated parking spaces, one at the front and one to the side, add everyday convenience.

Located close to local amenities and within easy reach of Wroxham village, this shared ownership home offers a well-balanced mix of comfort, location, and affordability for buyers looking to establish themselves in this sought-after area.

### Agents Note

Sold Leasehold - 115 years remain - 40% Shared Ownership

Remaining Share Rent: £423 paid monthly

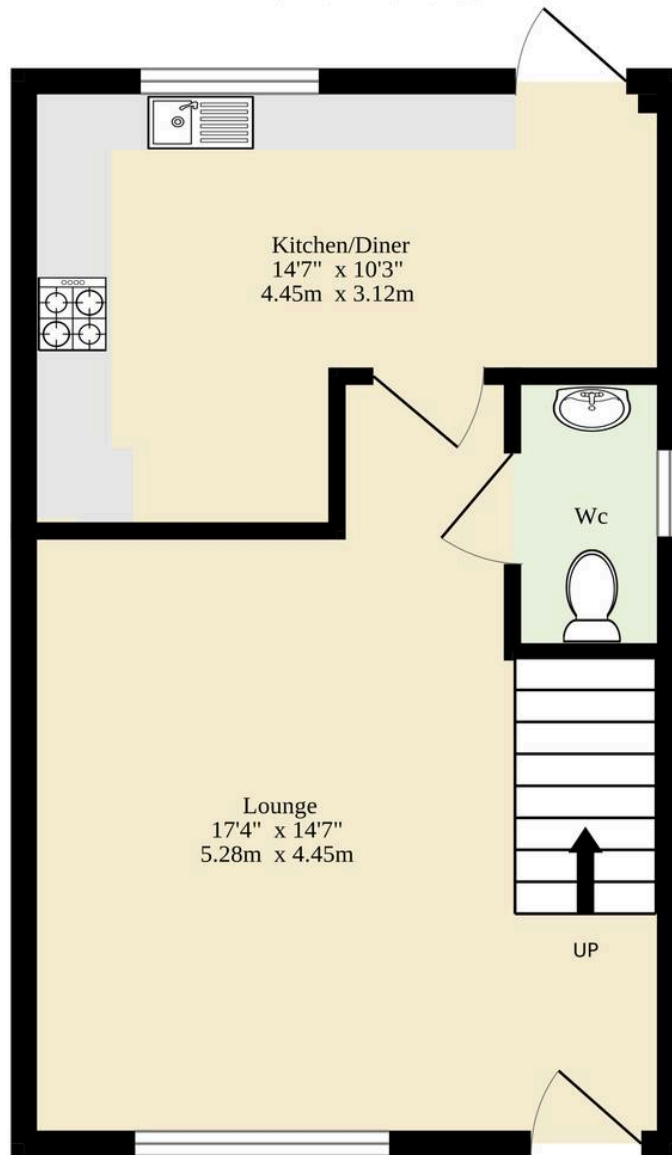
Connected to Gas CH, alongside the remaining mains services.

**Covenant:** must have links to broadland and cannot own two properties

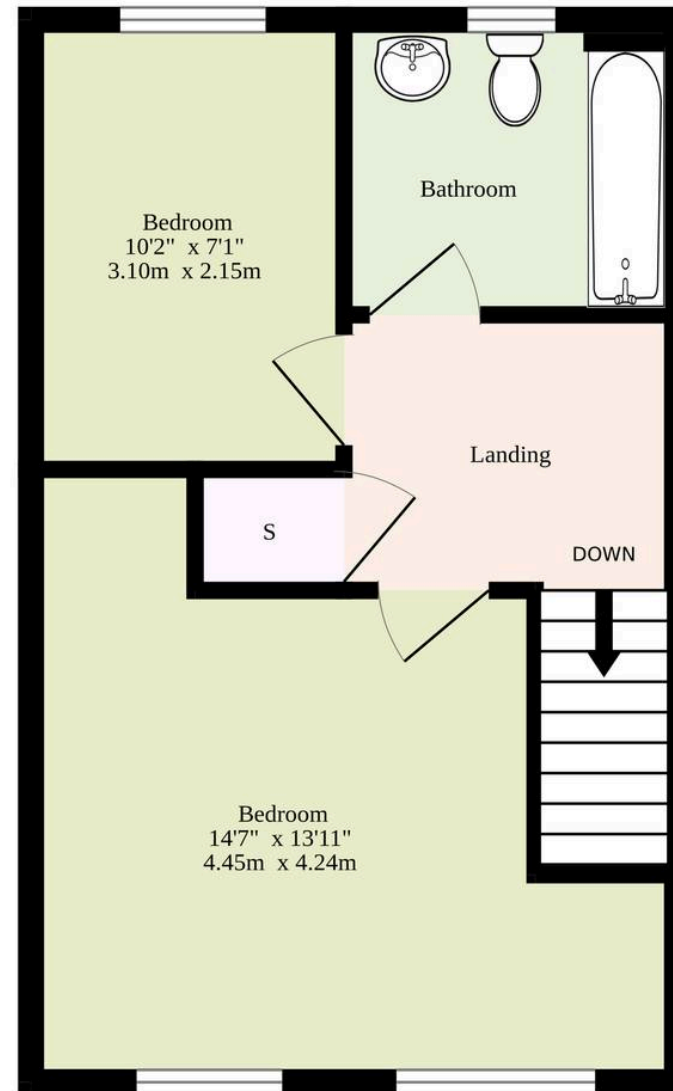


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**Ground Floor**  
427 sq.ft. (39.7 sq.m.) approx.



**1st Floor**  
352 sq.ft. (32.7 sq.m.) approx.



**TOTAL FLOOR AREA : 674sq.ft. (62.6 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?

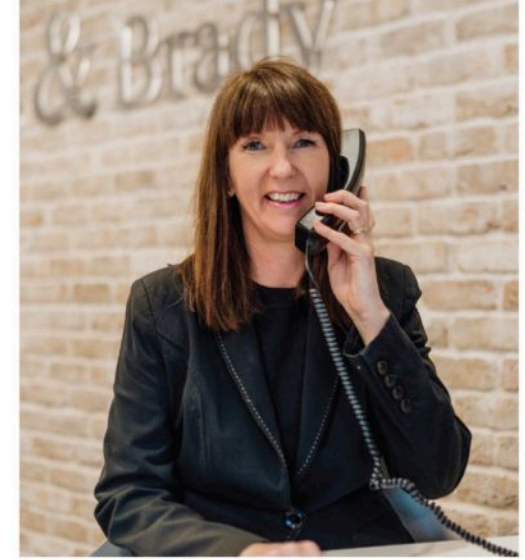
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Meet *Karol*  
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Meet *Claire*  
Aftersales Team Leader

# Minors & Brady

*Your home, our market*



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