



Bryn Cottage Beech Road, Wroxham  
Norwich



Minors & Brady

Positioned on the highly regarded Beech Road, this beautifully reimagined home offers a refined balance of space, style and modern living. Thoughtfully transformed, the property now provides generous and flexible accommodation suited to contemporary family life. The interior design is understated and elegant, allowing the quality of the renovation to speak quietly yet confidently. Flowing reception spaces create a natural connection between everyday living and relaxed entertaining. Practical considerations have been carefully integrated without compromising the overall aesthetic. The outdoor areas extend the living space and enhance the sense of scale and privacy. Altogether, this is a discreetly impressive home that fully reflects its prestigious setting.

- Sought-after Beech Road setting, widely regarded for its prestige, character and convenience
- Completely reconfigured and transformed to create a substantial five-bedroom family home
- High-quality renovation throughout, delivering a calm, contemporary interior that complements the home's prime location
- Expansive gravelled driveway providing ample off-road parking for multiple vehicles, ideal for family life and entertaining guests
- Dedicated study offering a quiet and practical workspace for remote working or focused study
- Elegant sitting room centred around a Heta log burner, creating a warm and inviting atmosphere for evenings and entertaining
- Large kitchen/dining room designed as the social heart of the home, generous in scale and ideal for everyday living
- Timeless neutral kitchen design with quartz worktops and a substantial central island for casual dining and gatherings
- Principal bedroom featuring an en-suite shower room and Juliet balcony, bringing in light and a sense of openness
- Lawn extending beyond the patio, creating an impressive sense of space and plot depth

**M&B** —





M&B

# Bryn Cottage Beech Road

Wroxham, Norwich

## The Location

Located on the highly regarded Beech Road in Wroxham (NR12), this bungalow sits in one of the most desirable residential areas within the Norfolk Broads. The property benefits from its close proximity to the River Bure and the surrounding waterways, allowing easy access to the Broads lifestyle without the demands of immediate riverside frontage.

Wroxham is widely recognised as the hub of the Norfolk Broads and offers a lifestyle that balances natural surroundings with everyday convenience. The village centre is close by and provides a strong range of independent shops, national retailers, cafés, pubs and essential amenities. Boating facilities, riverside walks and well-established leisure options are all within easy reach, making it straightforward to enjoy the area's outdoor appeal on a regular basis.

Connectivity is another notable advantage. Howton & Wroxham railway station offers regular services to Norwich, with onward mainline connections beyond, while road links provide convenient access to Norwich, the coast and surrounding market towns. This makes the location well suited to both full-time living and weekend or holiday use.

Overall, Beech Road offers a practical and appealing lifestyle, combining a respected address, close access to the waterways and village amenities of Wroxham.



# Bryn Cottage Beech Road

Wroxham, Norwich

## Beech Road, Wroxham

Set on the prestigious Beech Road, this exceptional five-bedroom home has undergone a complete and thoughtful transformation from its original 2–4 bedroom layout, resulting in a beautifully proportioned family residence that fully reflects its prime location. The renovation has been carried out to a high standard throughout, with an interior décor that is both refined and neutral, allowing the quality of the finish and the flow of space to take centre stage.

Approached via a large gravelled driveway providing off-road parking for multiple vehicles, the property immediately makes a strong first impression. The welcoming entrance hall sets the tone for the rest of the home, offering a sense of space and calm. From here, a dedicated study provides an ideal environment for home working, while the main sitting room offers a warm and inviting setting, centred around a Heta log burner.

This space flows seamlessly into a charming snug, enhanced by French doors that open directly onto the garden, creating a lovely connection between indoor and outdoor living. At the heart of the home is the impressive kitchen/dining room, generous in both scale and design. Finished in a timeless neutral palette, the kitchen features quartz-topped work surfaces and a substantial central island, making it as practical as it is stylish.



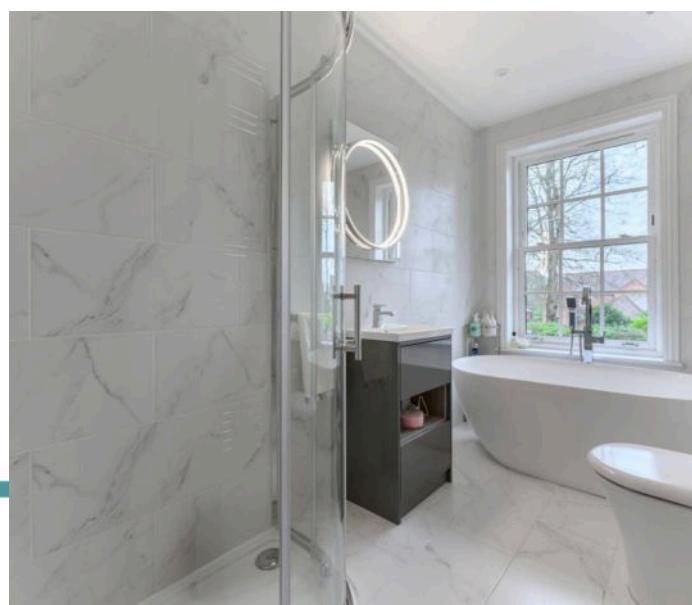
# Bryn Cottage Beech Road

Wroxham, Norwich

High-quality appliances include a Bosch dishwasher, induction hob and hot tap, ensuring everyday convenience. Bi-fold doors open across the rear of the room, allowing the space to extend effortlessly onto the garden and making it perfectly suited for entertaining and family gatherings. A separate utility room and a ground floor WC add further practicality.

Also on the ground floor is a highly versatile room currently suited to a variety of uses, whether as a family room, guest bedroom or fifth bedroom, offering flexibility to adapt to changing needs. The upper floor accommodates four well-proportioned bedrooms. The principal bedroom enjoys the benefit of a private en-suite shower room and a Juliet balcony, adding both light and a sense of openness. The remaining bedrooms are served by a stylish family bathroom, completing the first-floor accommodation.

To the rear, the garden is a particular highlight, featuring a tiled patio area ideal for outdoor dining and entertaining, with a lawn extending beyond to create an impressive sense of depth and plot size. The outdoor space complements the interior perfectly, offering both functionality and room to relax.



# Bryn Cottage Beech Road

Wroxham, Norwich

This is a genuinely lovely home, combining luxury, space and versatility in one of the area's most sought-after roads, and offering a turnkey opportunity for buyers seeking quality without compromise.

## Agents Note

This property will be sold freehold.

Connected to mains water, electricity, drainage and gas.

Council Tax band: D

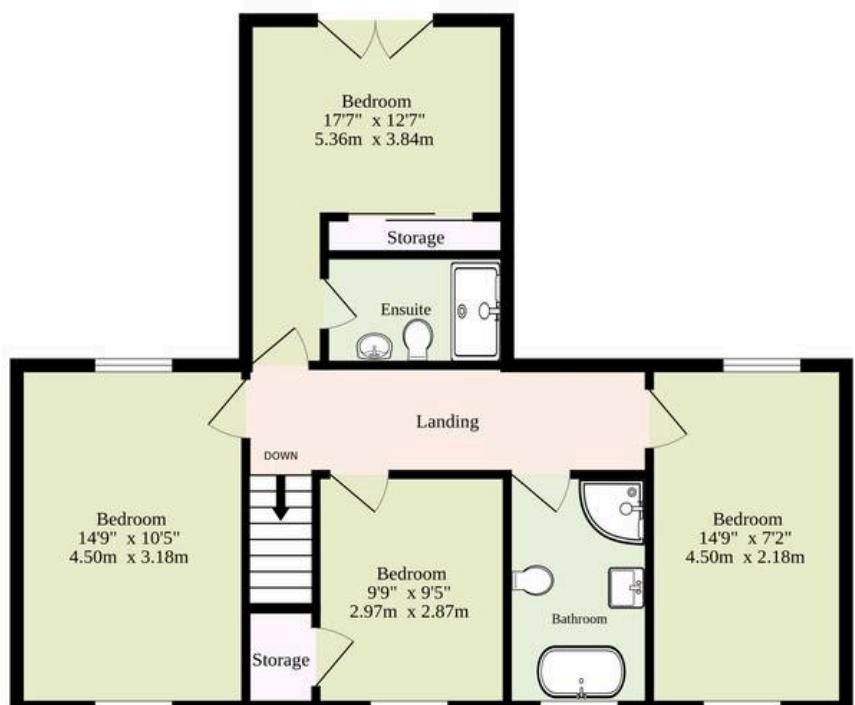
Tenure: Freehold



**Ground Floor**  
992 sq.ft. (92.2 sq.m.) approx.



**1st Floor**  
704 sq.ft. (65.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1696 sq.ft. (157.6 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.

Made with Metropix ©2026

# 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*



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



# Norfolk Mortgages.

## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Senior Mortgage  
and Protection Advisor



**Victoria Payne**  
Mortgage and  
Protection Advisor

Scan to book your  
appointment today



T: 01692 531372  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)