



11 Bure Close, Wroxham

Norwich



Minors & Brady

11 Bure Close

Set in the heart of Wroxham and Hoveton, known as the Capital of the Broads, this three-storey home offers a superb opportunity to enjoy life within the stunning Norfolk Broads. Positioned just moments from the bridge and a short walk to the village centre, it enjoys marina views and a sought-after waterside setting. Offered with no onward chain, it is ideal as a permanent home, holiday retreat or second residence. The flexible accommodation is arranged over three floors, providing generous and versatile living space. While requiring some updating, the property benefits from gas central heating, double glazing, private parking, an integral garage and a private courtyard garden. With the River Bure and amenities, including the renowned Roys of Wroxham close by, this is a rare chance to secure a home that perfectly captures the Broads lifestyle.

- Deceptively spacious three-storey home with versatile accommodation arranged over three floors
- Superb waterside setting with views across the neighbouring marina
- Offered for sale with no onward chain
- Flexible layout including study, multiple double bedrooms and a top-floor principal suite with en-suite
- Generous L-shaped living/dining room and 19ft kitchen/breakfast room
- Gas-fired central heating and predominantly UPVC sealed unit double glazing
- Private paved courtyard garden ideal for low-maintenance outdoor space
- Off-road parking for two vehicles plus integral garage
- Short walk to the centre of Wroxham and Hoveton, at the heart of the Norfolk Broads
- Close to the River Bure and local amenities including the renowned Roys of Wroxham, making it ideal as a permanent home or second residence





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The Location

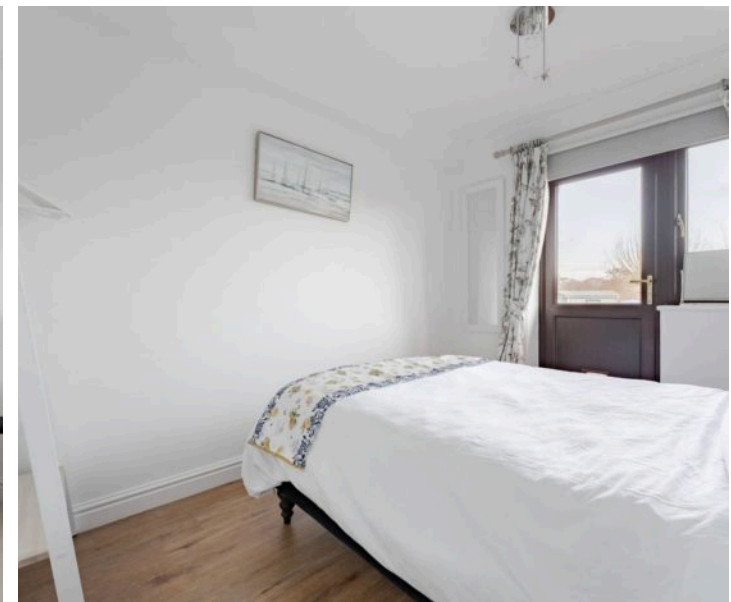
Wroxham and Hoveton village centre is widely regarded as the “Capital of the Broads,” sitting at the heart of the stunning Norfolk Broads. The area offers a vibrant yet welcoming community atmosphere, combining everyday convenience with a picturesque riverside setting.

At the centre of village life is the locally renowned Roys of Wroxham, a landmark independent department store and supermarket complex that has become synonymous with the area. Roys provides everything from groceries and fashion to homewares and garden supplies, making it a true one-stop destination for residents and visitors alike.

Alongside Roys, the village centre features a variety of independent shops, cafés, restaurants, and traditional public houses, offering both local charm and practical amenities. There is also a post office, medical services including a doctor’s surgery, and well-regarded local schools, ensuring that daily life is both convenient and well supported.

The beautiful River Bure runs directly through the village, forming a central part of its character. As one of the main navigable rivers of the Broads, it provides access to the wider waterways and is a hub for boating, riverside walks, and enjoying the surrounding natural scenery. The river and nearby open landscapes create a peaceful yet lively environment that attracts both residents and holidaymakers throughout the year.

Transport links are another key advantage. Regular bus services and rail connections from Hoveton & Wroxham station provide easy access to Norwich, located approximately seven miles away. Norwich offers an extensive range of shopping facilities, leisure centres, restaurants, and cultural attractions, including historic architecture and a rich heritage that adds further appeal to the area.



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Situated just moments from the bridge and within easy walking distance of the centre of Wroxham, this deceptively spacious three-storey home enjoys a superb waterside setting with views across the neighbouring marina. Offered with no onward chain, the property presents an exciting opportunity to acquire a well-positioned home in the heart of the Broads, ideal as a permanent residence, holiday home or second property.

The accommodation is thoughtfully arranged over three floors, creating a versatile and well-balanced layout. The ground floor features a welcoming entrance hall leading to a study, perfect for home working, alongside two double bedrooms and a family bathroom. This configuration offers flexibility for guests or multi-generational living.

To the first floor, a generous L-shaped living/dining room enjoys a box bay window overlooking the marina, creating a light and inviting main reception space. The 19ft kitchen/breakfast room provides ample storage and workspace, with views towards the bridge and village setting. The top floor is dedicated to the principal suite, comprising a spacious master bedroom with marina views and an en-suite bathroom, offering privacy and elevated outlooks across the surrounding waterways.



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Outside, there is private off-road parking for two vehicles, an integral garage and a private paved courtyard garden to the rear, ideal for low-maintenance outdoor seating and entertaining.

Freehold with full residential status, enviably located close to the river and village amenities, and available with no chain, this is a rare opportunity in a highly sought-after Broads location. Early viewing is strongly recommended.

Agents Note

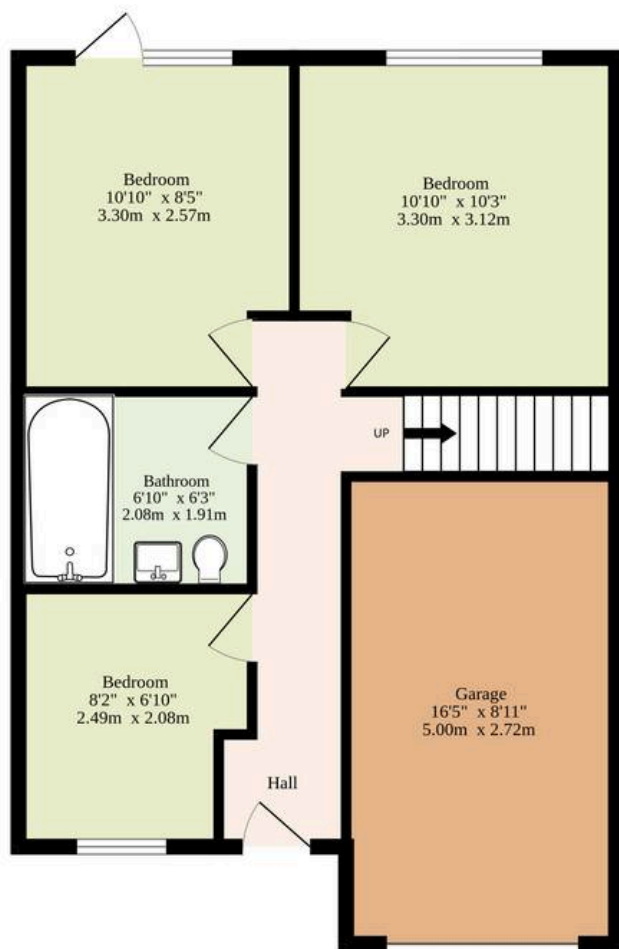
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

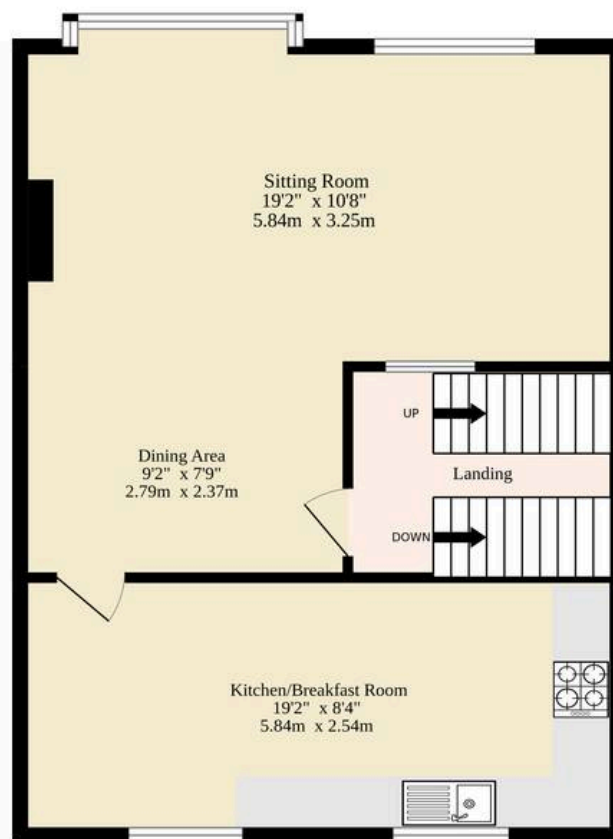


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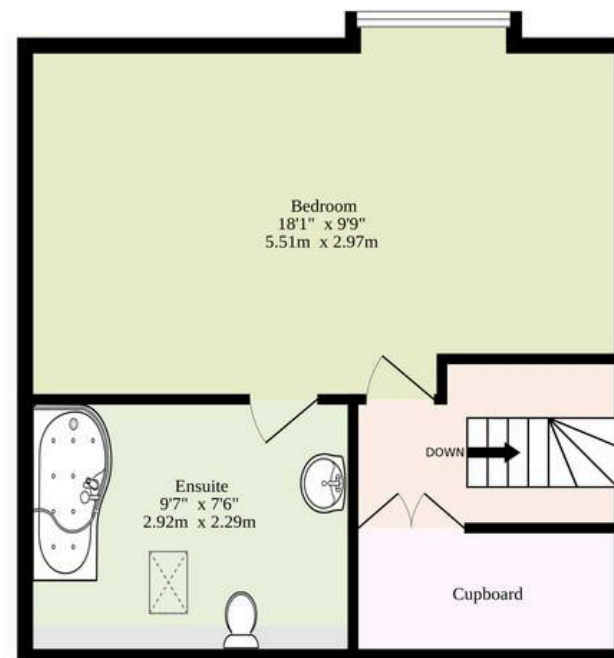
Ground Floor
488 sq.ft. (45.3 sq.m.) approx.



1st Floor
482 sq.ft. (44.8 sq.m.) approx.



2nd Floor
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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Dreaming of this home?

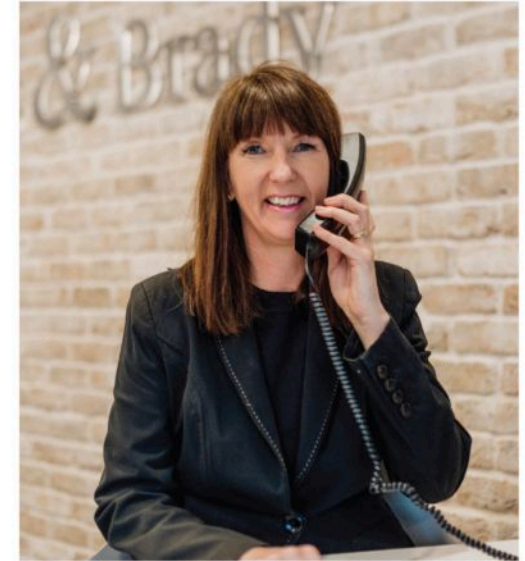
Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market



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