



19 Bircham Close, Wroxham

Norwich



Minors & Brady

## 19 Bircham Close

Set within a peaceful modern development on the edge of the highly sought-after village of Wroxham, this attractive detached home by Hopkins Homes offers a wonderful balance of comfort, space and contemporary style. The property has been thoughtfully designed to suit modern family living, with bright interiors and a welcoming atmosphere throughout.

Generous reception spaces create an easy flow for both everyday life and entertaining, while large windows allow natural light to fill the home. The sociable kitchen and dining space, perfect for bringing family and friends together, complemented by practical touches. Upstairs, well-proportioned bedrooms provide comfortable accommodation for growing families.

Outside, the home enjoys a quiet tucked-away setting with ample parking, a garage and a safe, enclosed garden ideal for relaxing or spending time outdoors. All of this is set within easy reach of the charming village centre and the beautiful waterways of the Norfolk Broads, making it a truly appealing place to call home.

- Attractive four-bedroom detached family home built by Hopkins Homes
- Peaceful position within a modern development on the edge of Wroxham
- Bright dual-aspect lounge featuring a cosy wood burner
- Spacious kitchen and dining area ideal for family life and entertaining
- Separate utility room and convenient ground floor WC
- Four well-proportioned bedrooms, including three comfortable doubles
- Principal bedroom with private en-suite shower room
- Enclosed rear garden with lawn and patio for outdoor dining and relaxation
- Generous driveway with car port and large single garage with power and lighting
- Close to the village centre and the scenic waterways of the Norfolk Broads





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# 19 Bircham Close

Wroxham, Norwich

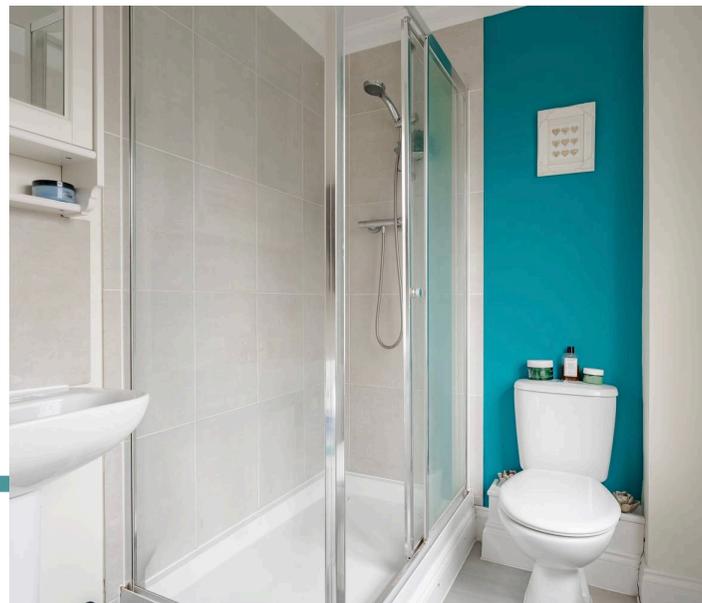
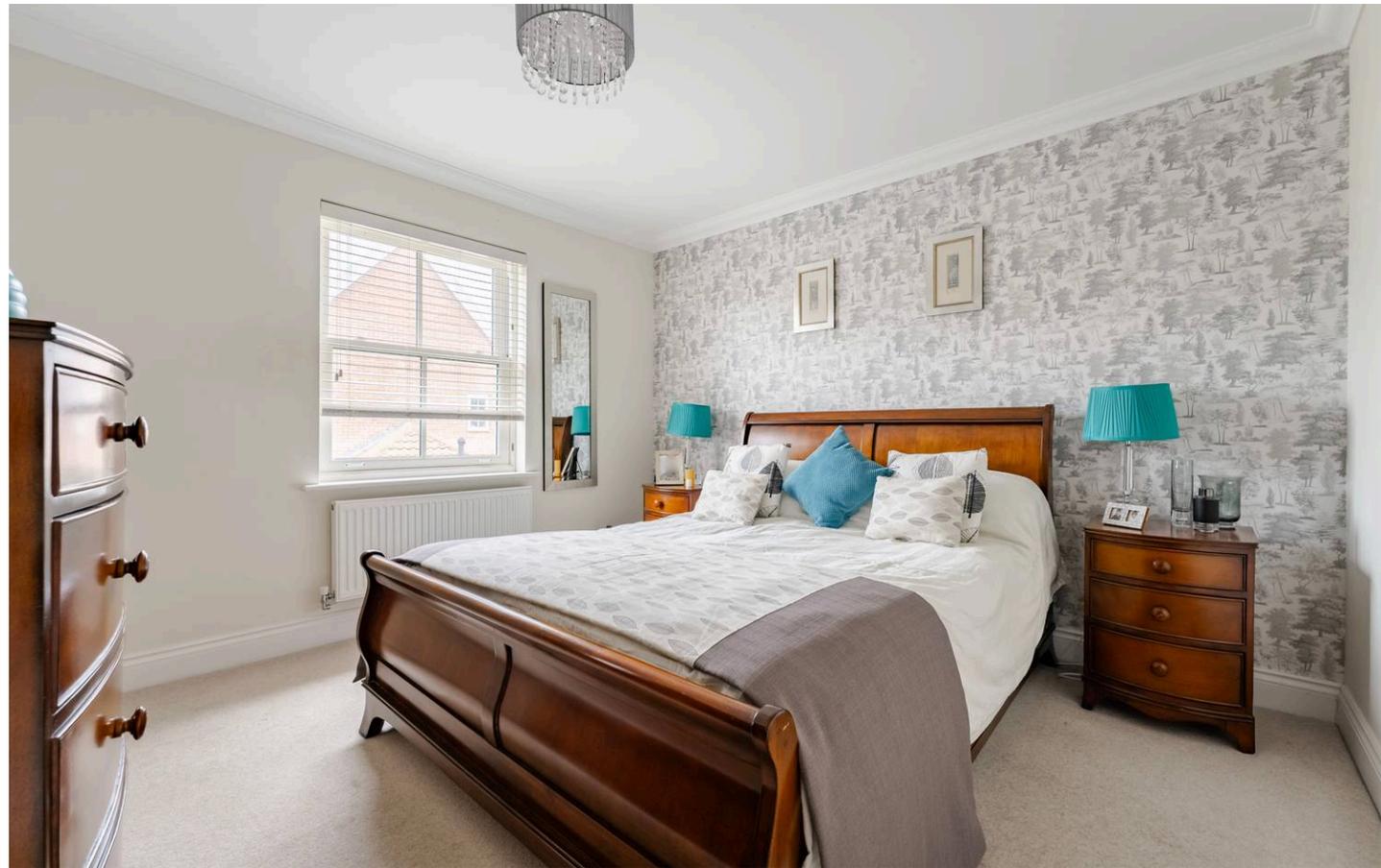
## The Location

Located on the highly regarded Bircham Close 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. Hoveton & 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, Bircham Close offers a practical and appealing lifestyle, combining a respected address, close access to the waterways and village amenities of Wroxham, and reliable transport links.



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# 19 Bircham Close

Wroxham, Norwich

## Bircham Close, Wroxham

Set within a modern and welcoming development on the edge of the ever-popular village of Wroxham, this attractive four-bedroom detached family home by Hopkins Homes offers stylish and comfortable living in a highly desirable location close to the scenic waterways of the Norfolk Broads.

Thoughtfully designed for family life, the property combines generous living space with a warm and inviting atmosphere throughout.

Upon entering the home, you are welcomed by a bright and well-presented interior, with durable and modern LVT flooring flowing throughout the entire ground floor, creating a seamless and practical living space ideal for busy family life.

The dual-aspect lounge is filled with natural light and features a cosy wood burner, providing the perfect setting for relaxing evenings or gathering with friends and family.

At the heart of the home is a spacious kitchen and dining area, designed with both everyday living and entertaining in mind. This sociable space offers plenty of room for family meals and hosting guests, while a separate utility room provides additional practicality along with a convenient ground floor WC.



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Upstairs, the property offers four well-proportioned bedrooms, three of which are comfortable doubles, making it an ideal home for growing families. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom accessed from the landing.

Externally, the property enjoys a tucked-away position along a private road shared with neighbouring homes, creating a quiet and friendly setting. A generous driveway provides parking for several vehicles beneath a car port and leads to a large single garage with power and lighting, offering excellent storage or workspace potential. The enclosed rear garden is mainly laid to lawn with a patio area, providing a safe and sunny outdoor space perfect for children to play or for enjoying outdoor dining during the warmer months.

This is a fantastic opportunity to acquire a well-maintained and spacious family home in one of Norfolk's most desirable village settings. Early viewing is highly recommended to fully appreciate everything this home has to offer.

## Agents Note

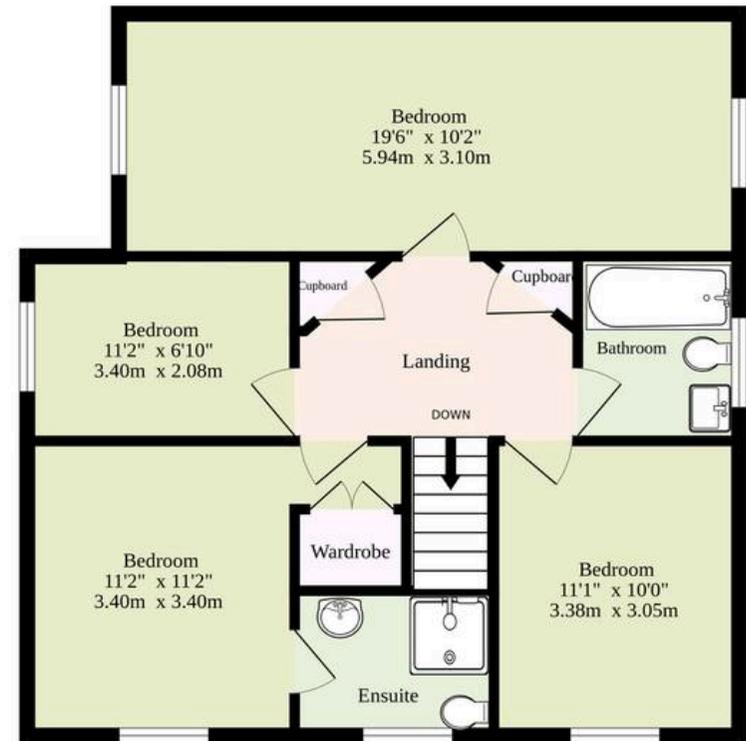
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



**Ground Floor**  
688 sq.ft. (63.9 sq.m.) approx.



**1st Floor**  
668 sq.ft. (62.1 sq.m.) approx.



Including Garage

**TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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*.



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Meet *Claire*  
Aftersales Team Leader

Minors & Brady  
*Your home, our market*



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