



3 Christopher Way, Wroxham

Norwich

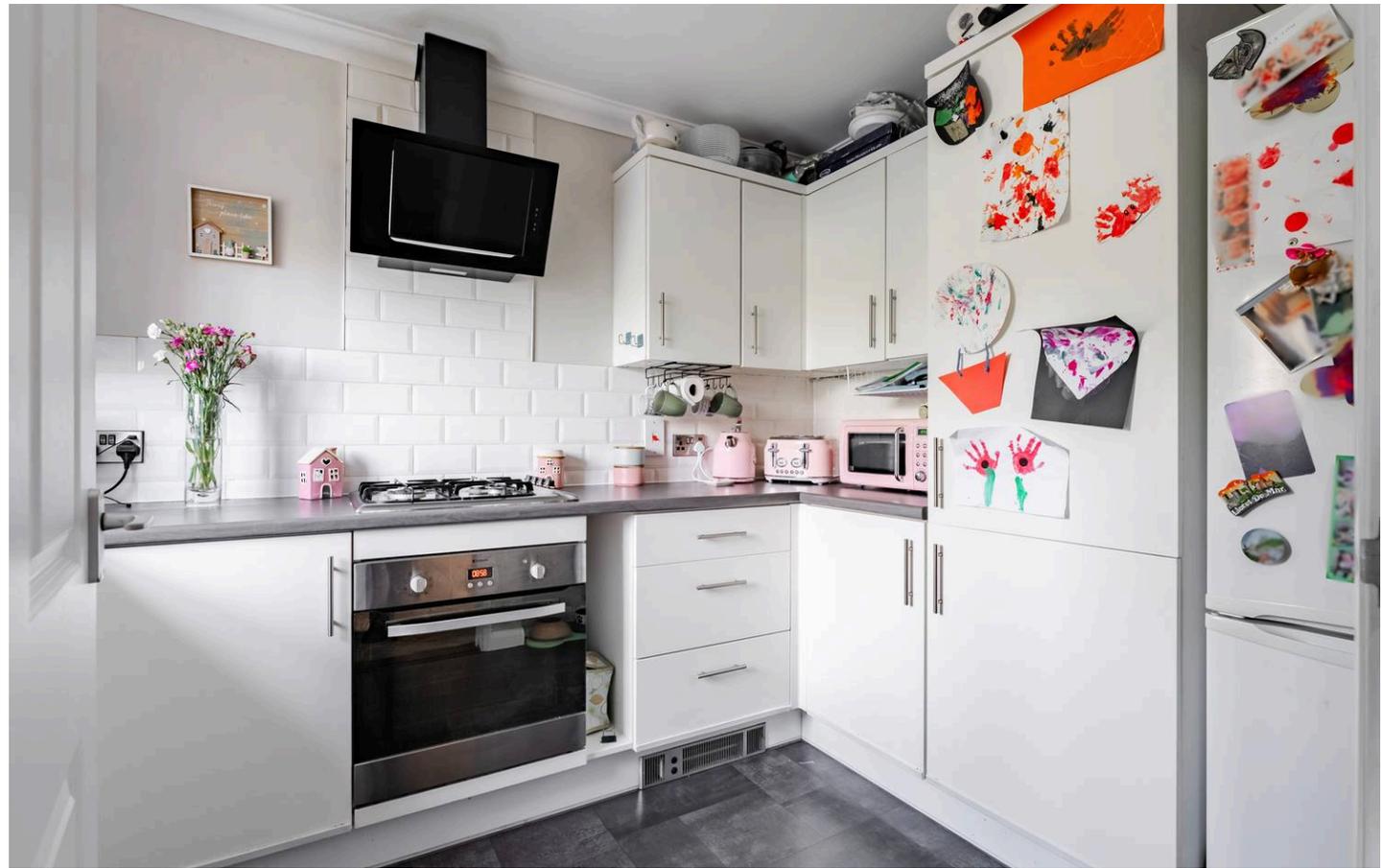


Minors & Brady

3 Christopher Way

This well-presented three-bedroom end-terrace home is available on a 40% shared ownership basis, offering an affordable route into home ownership in the popular village of Wroxham. Located in a quiet, well-regarded development, the property is close to local amenities. Built by Hopkins Homes, it has been thoughtfully designed and well maintained. Inside, the layout is practical and welcoming, with a comfortable living room/dining room and a bright kitchen. Upstairs offers three bedrooms and a modern bathroom, while the enclosed rear garden provides a low-maintenance private space. Off-road parking adds everyday convenience. Ideal for first-time buyers, this is a straightforward, comfortable home in a sought-after location.

- Modern three-bedroom home built in 2016 by Hopkin Homes with contemporary finishes
- End-of-terrace layout providing added privacy and natural light
- 40% shared ownership with approximately 115 years remaining on the lease
- Spacious, dual-aspect lounge and dining area perfect for family living and entertaining
- Fully equipped modern kitchen with dishwasher, fridge freezer, and ample worktop and storage space
- Flexible downstairs W/C currently housing a washing machine, easily convertible to include a shower
- Three well-proportioned bedrooms, with the third suitable for a child's room, nursery, or home office
- Family bathroom with modern fittings serving all bedrooms efficiently
- Two dedicated parking spaces including an electric vehicle charging point
- Neatly maintained front garden and enclosed rear garden mainly laid to lawn





M&B

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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.



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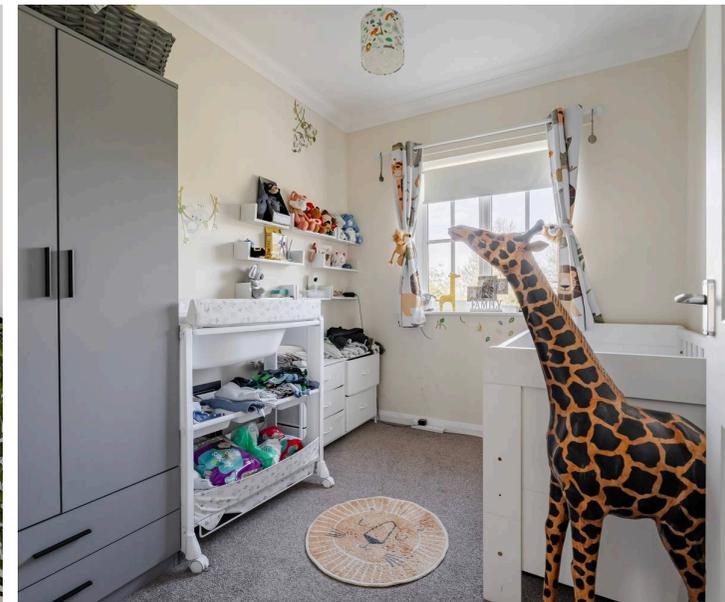
A fantastic opportunity to acquire a modern three-bedroom home in the highly desirable Wroxham area. Built by Hopkin Homes in 2016, this end-of-terrace property is perfect for first-time buyers or growing families seeking a stylish and comfortable home in a sought-after location.

Offered on a 40% shared ownership basis, the property is leasehold with approximately 115 years remaining, and all mains services are connected. Council Tax is Band C, and the monthly rent is £529.30, which includes a £70 service charge.

Step inside to a welcoming entrance hall leading to a spacious, dual-aspect lounge and dining area at the rear of the property. This light-filled space is ideal for relaxing family evenings or entertaining guests, with plenty of room for comfortable seating, media units, and a dining table. Large windows flood the room with natural light, creating a warm and inviting atmosphere throughout the day.

The modern kitchen is thoughtfully designed for practical family living and comes complete with a dishwasher, fridge freezer, and ample worktop and storage space.

The downstairs W/C currently houses a washing machine, but the space is easily adaptable to include a shower if desired. A water softener system is also fitted, ensuring excellent water quality throughout the home.



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Upstairs, three well-proportioned bedrooms provide flexibility and comfort. The principal bedroom offers a peaceful retreat with plenty of room for wardrobes and furnishings. The second bedroom is another generous double with a fitted wardrobe, while the third bedroom is perfect as a child's room, nursery, dressing room, or home office. A well-sized family bathroom serves all bedrooms efficiently.

Externally, the property benefits from two dedicated parking spaces, including an electric vehicle charging point, making it highly practical for modern living. The front garden is neatly maintained, and the rear garden is enclosed and mainly laid to lawn, providing a safe and private space for children or outdoor entertaining.

This home offers an excellent combination of space, functionality, and modern conveniences. With its desirable location, thoughtfully designed interior, and practical features including the EV charger, water softener, dishwasher, and fridge freezer included in the sale, it represents an exceptional opportunity for those looking to step onto the property ladder.

Agents Note

This property will be sold leasehold, with 115 years remaining, on a 40% shared ownership basis. Shared ownership allows buyers to purchase a percentage of the property (in this case, 40%) and pay a subsidised rent on the remaining share. The remaining rent share is £529.30 per month.

The scheme may be subject to eligibility criteria, including income thresholds, residency requirements, and first-time buyer status. The property is connected to mains water, electricity, gas, and drainage.

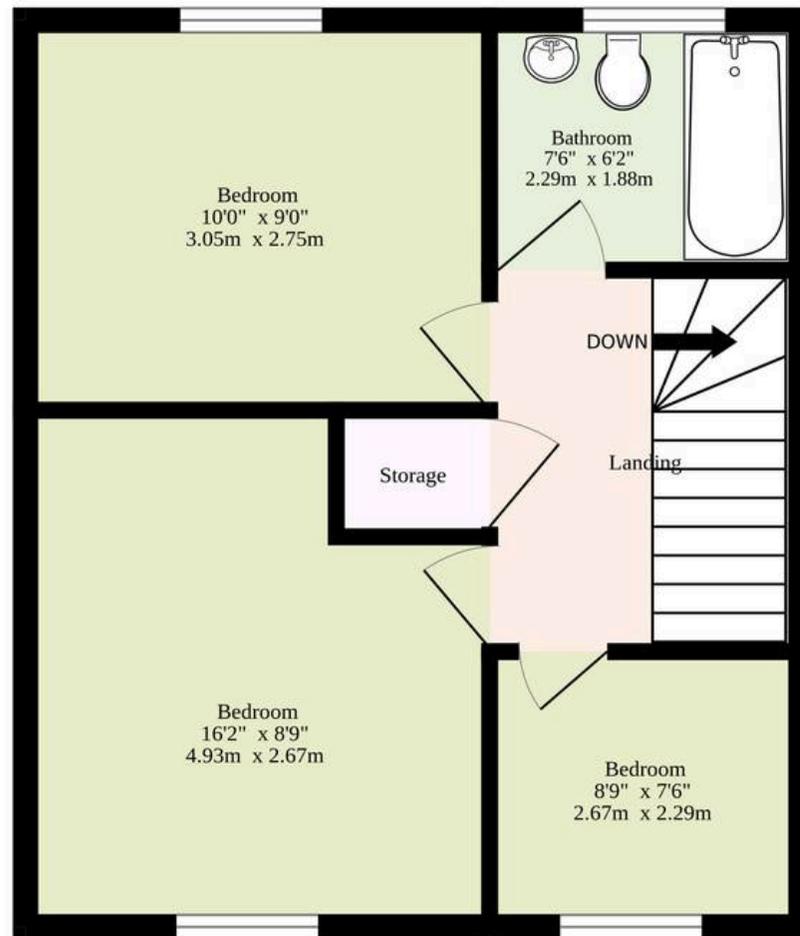
The covenant requires a connection to Broadland and prohibits ownership of more than one property.



Ground Floor
445 sq.ft. (41.3 sq.m.) approx.



1st Floor
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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Minors & Brady
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