



62 Norwich Road, Wroxham

Norwich



Minors & Brady

62 Norwich Road

Wroxham, Norwich

Positioned within the highly sought-after Broadland village of Wroxham, this spacious detached bungalow presents an excellent opportunity for buyers seeking generous single-storey living in a prime location.

Offering flexible and well-proportioned accommodation throughout, the property features four bedrooms, multiple reception spaces, a conservatory, a garage and a substantial rear garden. Well-maintained yet offering scope for further enhancement, this is a home with plenty of potential to personalise and create a fantastic long-term residence within easy reach of local amenities, riverside walks and the Norfolk Broads.



62 Norwich Road

Wroxham, Norwich

- Spacious detached bungalow offering flexible single-storey living in a highly sought-after Wroxham location
- Four well-proportioned bedrooms, including three generous doubles and a versatile fourth bedroom or home office
- Impressive 23ft dual-aspect sitting room featuring a fireplace with gas living flame fire
- Separate dining room opening into a bright conservatory, creating excellent space for entertaining and family gatherings
- Well-appointed kitchen fitted with ample storage, integrated oven, hob and extractor hood
- Four-piece family bathroom alongside a separate WC, providing added practicality for family living
- Generous and well-established rear garden offering plenty of outdoor space to enjoy, entertain and personalise
- Three useful storage sheds and a timber summerhouse, providing excellent external storage and hobby space
- Driveway providing ample off-road parking, together with an attached garage benefitting from power and lighting
- Offering substantial potential to modernise and enhance, creating a fantastic long-term family home in one of Norfolk's most desirable Broadland locations

Council Tax band: D

Tenure: Freehold



M&B

62 Norwich Road

Wroxham, Norwich

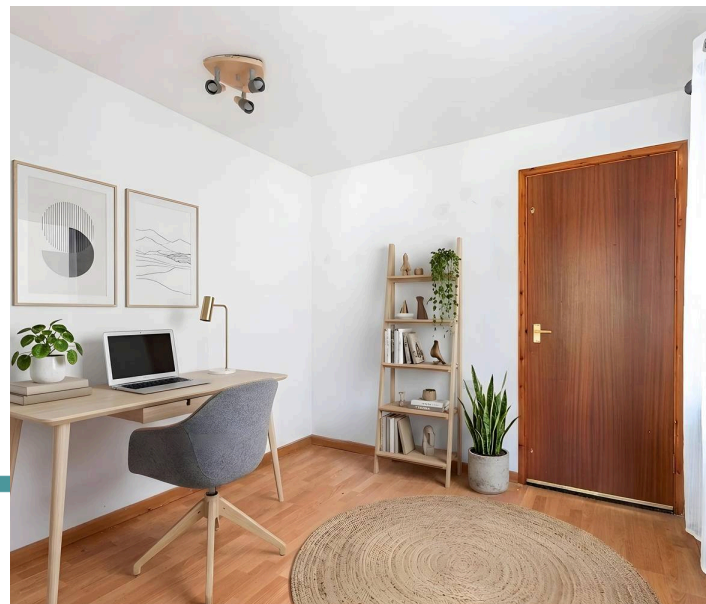
Location

Situated in the heart of Wroxham, Norwich Road enjoys a highly sought-after position within one of Norfolk's most popular Broadland villages. Often referred to as the gateway to the Norfolk Broads, Wroxham offers an excellent range of amenities including supermarkets, independent shops, cafés, restaurants, schools, and medical facilities. The village is well served by public transport, with a railway station providing links to Norwich and surrounding areas, while the nearby A1151 offers convenient road access.

The Norfolk Broads are a defining feature of the area, with opportunities for boating, waterside walks, and outdoor recreation readily available. Nearby Hoveton further expands the range of amenities on offer, creating a vibrant and well-served local community.

Norwich Road

Stepping inside, a central entrance hall provides access to the majority of the accommodation and highlights the practical layout on offer. The impressive dual-aspect sitting room extends to over 23ft in length, creating a bright and inviting space for both everyday living and entertaining. A feature fireplace with gas living flame fire forms an attractive focal point, while large windows draw in plenty of natural light throughout the day.



M&B

62 Norwich Road

Wroxham, Norwich

The fitted kitchen is located to the rear of the property and offers a range of wall and base units, work surfaces, a built-in electric oven and hob with extractor hood, alongside space for additional appliances. Beyond the kitchen sits a generous dining room, providing an excellent setting for family meals, celebrations and social gatherings. French doors open into the conservatory, which enjoys pleasant views across the garden and offers further reception space that can be enjoyed throughout much of the year. A separate cloakroom/WC adds further convenience.

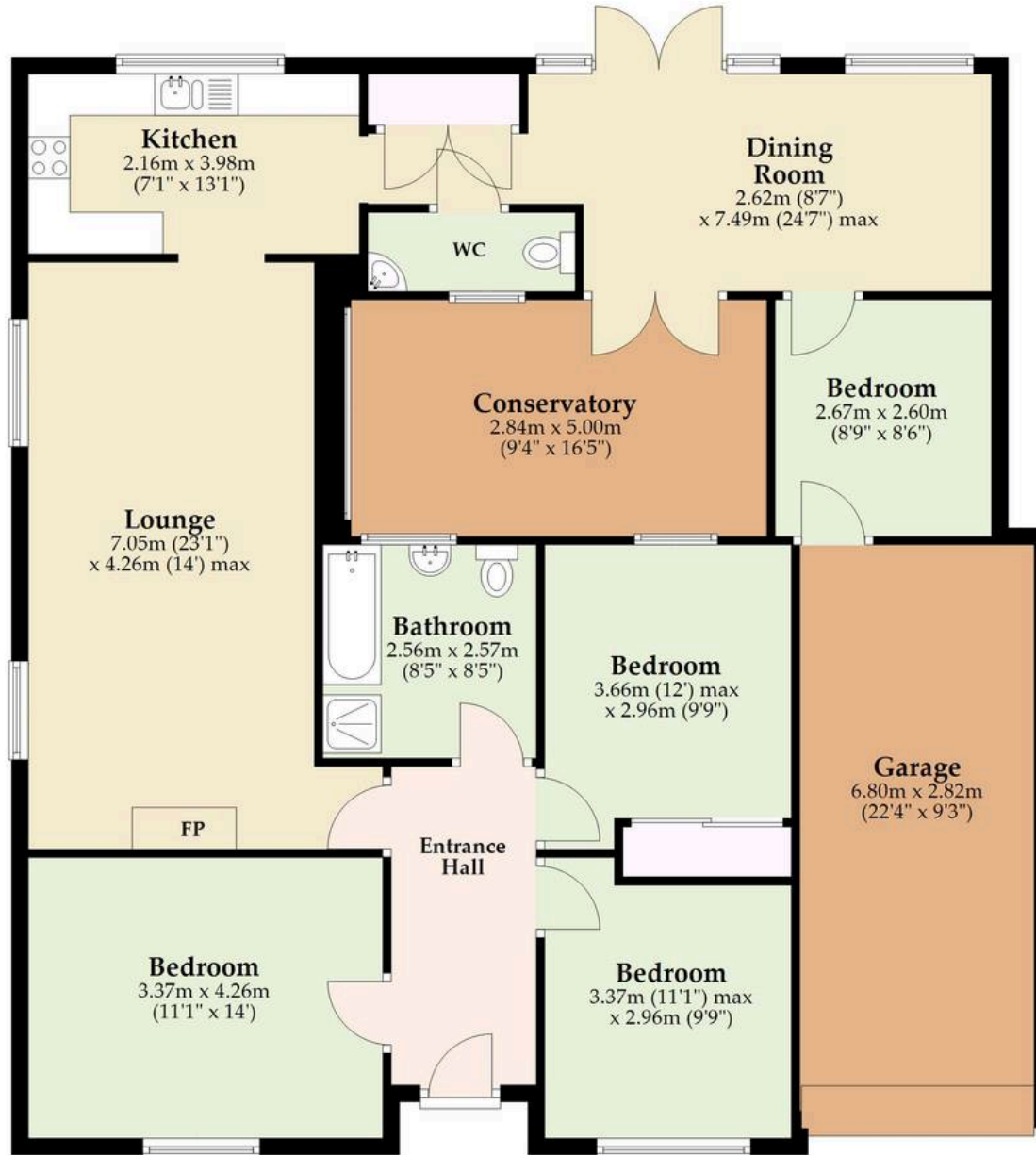
The bungalow offers four versatile bedrooms, allowing flexibility for a variety of living arrangements. Three are well-proportioned double bedrooms positioned off the main hallway, while the fourth bedroom is located adjacent to the dining room and could equally serve as a study, home office, hobby room or guest bedroom. The family bathroom is fitted with a four-piece suite comprising a bath, separate shower cubicle, wash basin and WC.

Outside, the property continues to impress with a generous and established rear garden that offers excellent outdoor space for families, gardening enthusiasts or those who simply enjoy spending time outdoors. The garden incorporates lawned areas, patio seating spaces, a raised decked terrace and three useful storage sheds, creating a setting that is both practical and enjoyable. To the front, a substantial driveway provides ample off-road parking and leads to the attached garage, which benefits from power, lighting and internal access via the fourth bedroom or study.



Ground Floor

Approx. 148.9 sq. metres (1602.7 sq. feet)



Total area: approx. 148.9 sq. metres (1602.7 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

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



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk