



60 Charles Close, Wroxham

Minors & Brady



60 Charles Close

Wroxham, Norwich

Some homes are defined by their setting, others by their potential. This impressive chalet-style residence enjoys both in abundance. Occupying a generous plot along one of Wroxham's most coveted roads, the property offers an exciting opportunity to create a dream family home within one of Broadland's most desirable locations. The established south-facing gardens provide a wonderful backdrop to everyday life, while the versatile accommodation, including four double bedrooms, offers the flexibility to adapt alongside changing family needs. A spacious double-aspect living room and elegant dining room with bay window create excellent spaces for both entertaining and everyday living, whilst the substantial garage and workshop provide exceptional practicality. Whether hosting summer gatherings, enjoying peaceful mornings overlooking the garden, or planning future improvements to unlock its full potential, this chain-free home invites its next owners to imagine the lifestyle it could offer for years to come.

Agents Notes

This property will be sold freehold.

Gas central heating system.

Connected to mains water, electricity and drainage.



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Wroxham, Norwich

- Offered chain free!
- Occupying a generous plot approaching half an acre on one of Wroxham's most sought-after residential roads (stms)
- Substantial chalet-style residence offering versatile accommodation arranged across two well-planned floors
- Presenting an exceptional opportunity to personalise and create a distinguished family home in a desirable Broadland setting
- Four double bedrooms, providing flexibility for family living, guest accommodation, or dedicated home working space
- Impressive principal bedroom suite featuring an en-suite shower room, separate dressing room, and views over the secluded rear garden
- Bay-fronted dining room flowing seamlessly into a spacious double-aspect living room, with French doors opening onto the garden
- Well-appointed kitchen with ample storage and workspace, complemented by a practical utility room offering additional preparation, laundry and storage facilities
- South-facing rear garden, predominantly laid to lawn and bordered by mature planting, with a patio ideal for outdoor furniture
- Extensive double garage and workshop with capacity for up to four vehicles, complemented by excellent storage and practical workspace





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Charles Close is situated within the highly sought-after Norfolk village of Wroxham, offering a convenient residential setting with easy access to a wide range of local amenities. Often regarded as the gateway to the Norfolk Broads, Wroxham is renowned for its unique waterside lifestyle, strong community atmosphere, and excellent connections to both Norwich and the North Norfolk coastline.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the village and neighbouring Hoveton.

A particular feature of the location is its close connection to the Norfolk Broads, with the River Bure at the heart of village life. Residents can enjoy scenic riverside walks, boating opportunities, waterside dining, and a variety of leisure activities throughout the year. The area is particularly popular with sailing and boating enthusiasts, with marinas, yacht clubs, and mooring facilities contributing to Wroxham's longstanding reputation as one of Broadland's premier destinations.

The village is also home to the well-known Bure Valley Railway, offering journeys through the Norfolk countryside to Aylsham, whilst Wroxham Barns provides a popular collection of artisan shops, family attractions, and leisure facilities. The surrounding countryside and waterways offer a wealth of opportunities for walking, cycling, and enjoying the natural beauty of the region.

The area enjoys excellent transport connections, with Wroxham railway station providing regular services to Norwich and the North Norfolk coast. Convenient road links offer easy access to Norwich city centre, which provides an extensive range of shopping, dining, educational, cultural, and entertainment facilities.

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Some homes are defined by their setting, others by their potential. This impressive chalet-style residence enjoys both in abundance. Occupying a generous plot along one



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Occupying a desirable position along one of Wroxham's most sought-after roads, this substantial chalet-style residence presents a rare opportunity to acquire a chain-free family home set within an impressive plot approaching half an acre (stms).

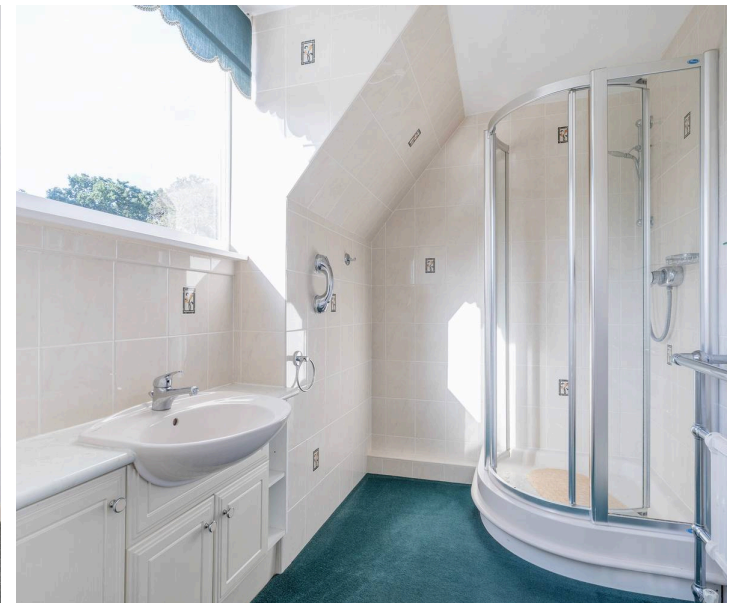
Offering a huge amount of potential for a new owner to personalise and enhance, the property provides generous and versatile accommodation extending across two floors, perfectly suited to modern family living.

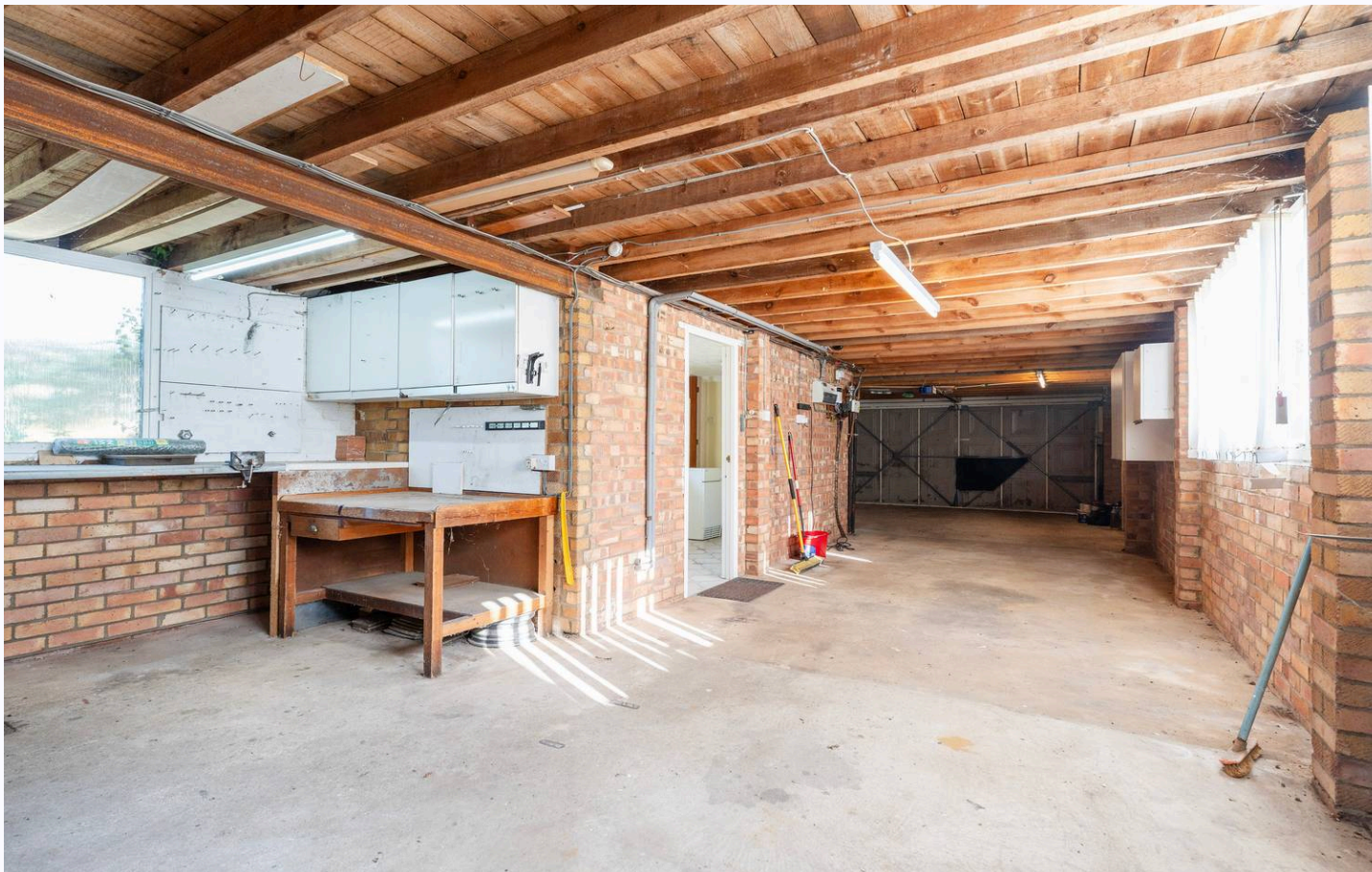
The property is approached via a welcoming porch and lobby area, leading into an impressive entrance hall which creates an immediate sense of space upon arrival. Thoughtfully designed to provide access to the principal accommodation, the hall also features stairs rising to the first floor and a convenient ground floor WC, ideal for everyday family life and visiting guests.

To the front of the property, the dining room enjoys a striking bay window which draws in natural light and creates an attractive outlook over the front garden. This reception space is ideal for both formal dining and family gatherings, flowing effortlessly into the adjoining living room.

The double-aspect living room is flooded with natural light throughout the day and enjoys views towards the rear garden. French doors open directly onto the south-facing terrace and lawn beyond, creating an excellent connection between indoors and out. An electric fireplace provides a focal point to the room, while the generous proportions offer ample space for a variety of seating arrangements, making it the perfect environment for relaxation and entertaining.

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Forming the heart of the home, the kitchen is fitted with a comprehensive range of base and wall-mounted units, offering extensive storage and workspace. A range cooker with gas hob provides excellent cooking facilities, while there is ample room for additional appliances. A window to the rear and a convenient access door ensure the space remains bright and functional throughout the day.

Complementing the kitchen is a separate utility room, providing further storage, an additional sink, plumbing for laundry appliances, and direct access to both the garden and the substantial garage and workshop.

One of the property's most appealing features is the generous ground floor principal bedroom suite. Enjoying a pleasant outlook across the secluded rear garden, this spacious room offers built-in wardrobes and direct access to a dedicated dressing room, creating a luxurious and highly practical arrangement. The accompanying en-suite shower room is well-appointed with a shower enclosure, vanity wash basin and WC, while a skylight introduces additional natural light.

A second double bedroom on the ground floor provides excellent flexibility and could equally serve as guest accommodation, a home office, or study depending on an individual's requirements.



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The first floor continues the theme of versatility and space, offering two further double bedrooms that are generous in size and well suited to family members or visiting guests. These rooms are served by a shower room fitted with a corner shower enclosure, vanity wash basin and WC, ensuring comfortable accommodation across both levels of the home.

Externally, the property is equally impressive. The front garden is attractively arranged with shingle for off-road parking, a maintained lawn and mature planting, creating an appealing approach while providing a good degree of privacy from the road.

The extensive rear garden is a particularly noteworthy feature, benefiting from a desirable south-facing orientation which allows for sunlight throughout much of the day. Predominantly laid to lawn, the garden offers an abundance of outdoor space for recreation, gardening, or future landscaping projects. A generous patio area provides the perfect setting for outdoor dining and entertaining, while established hedging creates a natural boundary and an excellent sense of seclusion. A greenhouse further enhances the appeal for keen gardeners, and side access conveniently links the front and rear gardens.

Completing the accommodation is the substantial double garage and workshop, an exceptional space with the capacity to accommodate up to four vehicles while still providing extensive room for storage, hobbies, or workshop use. The scale of this area also contributes to the property's future potential, with scope for a variety of uses subject to any necessary consents.



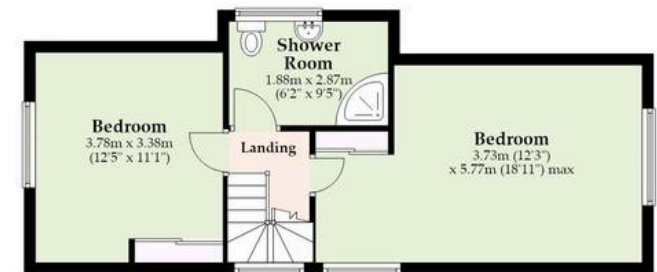
Ground Floor

Approx. 221.3 sq. metres (2382.1 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



Total area: approx. 264.5 sq. metres (2847.0 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 PlanItUp.

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Your home, our market

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