

204 Wroxham Road, Norwich

Minors & Brady

204 Wroxham Road

Norwich

A versatile four-bedroom chalet bungalow offering flexible accommodation, generous reception space, and scope to suit a variety of lifestyles. Arranged across two floors, the property features two ground-floor double bedrooms with built-in wardrobes, alongside two additional first-floor bedrooms tucked within the roof space. The spacious living room benefits from a fireplace, creating a welcoming setting for relaxing, whilst the kitchen/dining room provides a sociable space for everyday living and access to an enclosed, fully paved rear section. A family shower room completes the ground-floor accommodation, with the additional upstairs rooms offering flexibility for bedrooms, home working, hobbies, or storage. With a practical layout and several possibilities for how the space can be utilised, this chalet bungalow is well suited to buyers looking for a home that can adapt to their changing needs.

- Attractive chalet bungalow offering four bedrooms, providing a versatile layout for a range of household requirements
- Generously proportioned kitchen/dining area, combining food preparation and dining space within one practical area
- Spacious living room featuring a fireplace and ample room to arrange comfortable seating and occasional furniture
- Two ground-floor double bedrooms that both benefit from built-in wardrobes, offering convenient integrated storage and comfortable sleeping accommodation
- Two additional first-floor bedrooms providing valuable extra space, with the flexibility to accommodate family members, visiting guests, or alternative uses

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TARGET
EVERYONE IS AWESOME

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- Ground-floor family shower room fitted with a shower, wash basin, and WC
- Separate loft area providing another useful space for storing household belongings and keeping everyday living areas organised
- Enclosed rear section, which is fully paved for straightforward upkeep and outdoor use
- Conveniently positioned for access to Norwich city centre, with a range of local amenities, shopping facilities, and schooling options available within the surrounding area
- Ideal for first-time buyers, growing families, or those looking to downsize without compromising on flexible accommodation

The Location

Situated along Wroxham Road in the popular suburb of Sprowston, this property enjoys a convenient position on the north-eastern outskirts of Norwich, offering an appealing balance between established residential surroundings and access to everyday amenities. A good selection of local facilities can be found close by, including Tesco Express, Tesco Extra, Lidl, and a range of independent shops and cafés. The nearby Blue Boar Lane retail area provides further shopping convenience, whilst families are well served by nearby schooling options, including Sparhawk Infant School & Nursery, White House Farm, and Sprowston Community Academy.

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For those needing to commute or explore further afield, Wroxham Road provides a direct route towards Norwich city centre and the surrounding Norfolk countryside, with the Northern Distributor Road also accessible for connections across the wider area. Regular bus services operate along the local road network, with nearby stops providing links towards the city and surrounding communities.

Norwich railway station is approximately 2.5 miles away, offering wider rail connections, whilst the city centre presents an excellent choice of shopping, restaurants, cultural attractions, and leisure facilities. The location also benefits from its proximity to the Norfolk Broads, with the popular waterside destination of Wroxham accessible further along the road.

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Upon entering, the entrance hall provides access to the principal ground-floor rooms, with stairs rising to the first-floor landing. The spacious living room offers plenty of room for comfortable seating and entertaining, with a fireplace creating an attractive focal point. The kitchen/dining room provides a practical arrangement of fitted units, work surfaces, and space for a dining table, whilst also offering access to the enclosed rear section, which is fully paved for ease of maintenance.

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The two ground-floor bedrooms are both well-proportioned doubles, each benefiting from built-in wardrobes for convenient storage. Their positioning offers flexibility for those preferring ground-floor sleeping accommodation, or for use as a guest bedroom or alternative living space. Completing this floor is the family shower room, fitted with a shower, wash basin, and WC.

Stairs rise to the first-floor landing, leading to two further spacious bedrooms positioned within the roof space. Both rooms offer versatility beyond traditional sleeping accommodation, with potential for use as home offices, hobby rooms, dressing rooms, or additional storage, depending on individual requirements. A separate loft area provides further useful storage space.

Agent's Note

This property is being sold freehold, connected to mains [TBC].

This property has gas central heating.

Council Tax Band: C

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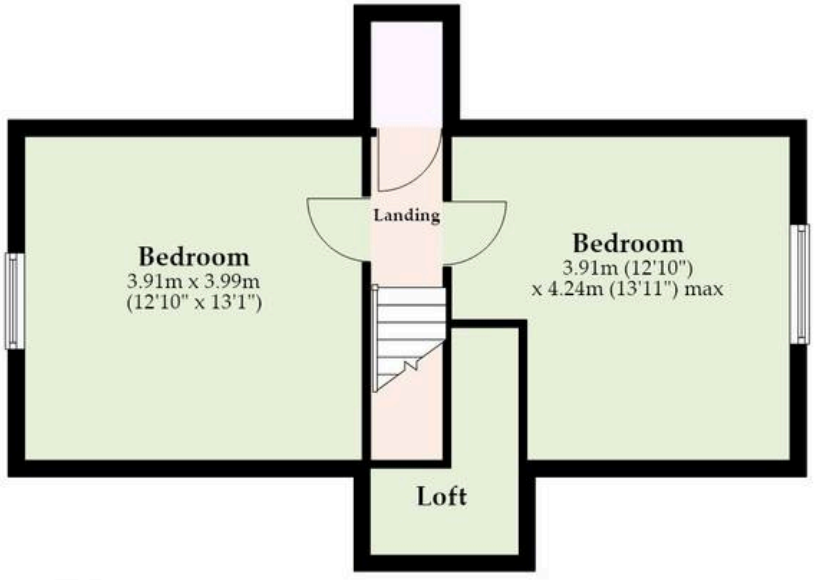
Ground Floor

Approx. 82.6 sq. metres (889.6 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 122.0 sq. metres (1313.3 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.

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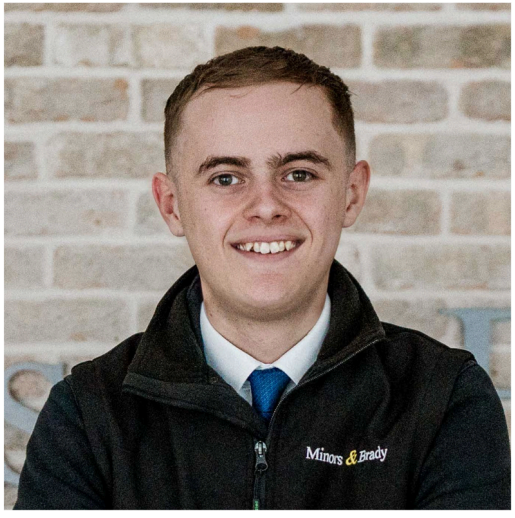
Dreaming of this home?
Let's make it a *reality.*



Meet *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Matthew*
Senior Property Consultant

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Your home, our market

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