

propertyladder



Wroxham Road, Norwich, NR7

A Spacious Four Bedroom Detached Chalet Home!

GUIDE PRICE £350,000 to £375,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A SPACIOUS HOME DESIGNED FOR FAMILY LIFE!

Situated within the ever-popular suburb of Sprowston, this spacious detached chalet style home offers excellent family-sized accommodation, exciting future potential and the benefit of significant improvement works already completed by the current owners.

The property would now benefit from some cosmetic updating, however many of the expensive and often unseen upgrades have already been undertaken, creating an excellent opportunity for buyers to personalise and add value over time.

The accommodation begins with a welcoming entrance hall leading into a generous living room and a spacious kitchen/breakfast room. Unusually for a property of this style, the ground floor also offers two double bedrooms alongside a family bathroom, providing excellent flexibility for multi-generational living, home working or growing families.

Upstairs, there are two further double bedrooms, continuing the property's impressive sense of space and versatility.



“accommodation arranged over three well designed floors”



Overview

- Spacious detached chalet style house
- Flexible family-sized accommodation
- Desirable Sprowston location
- Full rewire completed in 2022
- Modern combination boiler installed
- Full Fibre (FTTP) broadband connection
- Pipework prepared for future extension
- EV charging point fitted





Location

Wroxham Road is situated within the highly sought-after Norwich suburb of Sprowston, an area popular with families thanks to its excellent range of amenities, schooling and convenient access into Norwich city centre.

The property is ideally positioned for everyday convenience, with supermarkets, cafés, parks and public transport links all close by. Regular bus services provide easy access into Norwich city centre, the Norfolk & Norwich University Hospital and surrounding areas. Excellent road connections also provide straightforward access to the Northern Distributor Road, Norfolk Broads and the stunning North Norfolk coastline, making this an ideal location for both commuters and families alike.



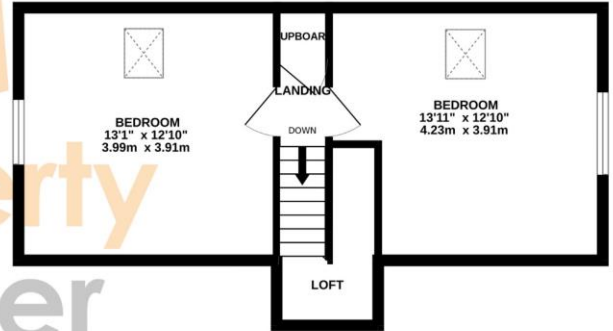
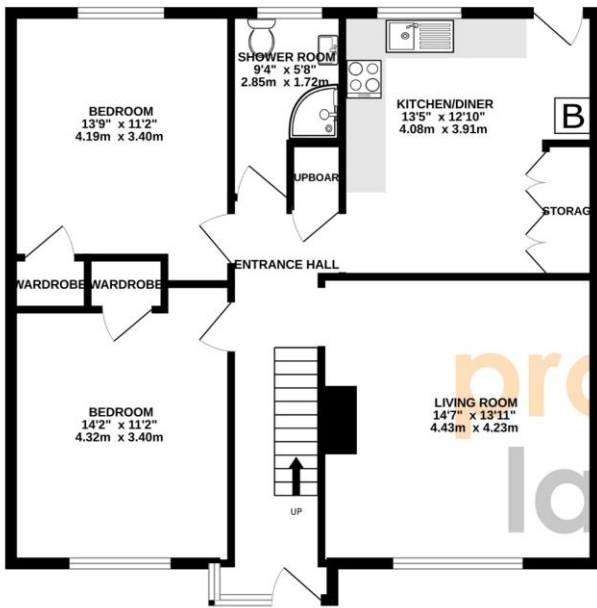
Outside

The property enjoys ample off-road parking to the front and an enclosed rear garden ideal for families and entertaining. Within the garden sits a substantial Viking Industries grill cabin with two side extensions, creating a highly versatile additional space with exciting potential for a home office, studio or entertaining area. Electricity has already been installed ready for connection to the cabin.

Importantly, the current owners have invested heavily in the property behind the scenes. The house was fully rewired in 2022, a modern combination boiler has been installed, pipework has been put in place to facilitate a future extension, significant groundworks have been completed and an EV charging point has also been fitted. The property also benefits from a full fibre (FTTP) broadband connection, offering excellent connectivity for home working, streaming and modern family life.

GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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