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## Nobel Crescent, Wroxham, Norfolk, NR12 8SF

A spacious three bedroom home set on a generous plot

**£260,000**



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# A PLACE TO CALL HOME!

Be quick to view this, smart semi detached property, set on a plot of 0.22 acres (subject to measured survey). The property is arranged over two levels and offers three bedrooms, two reception rooms, a stylish kitchen and two conservatories. Buyers should be aware this property is classified as non-standard construction.



“The spacious plot means this property offers plenty of potential!”



## Overview

- SEMI DETACHED
- THREE BEDROOMS
- 0.22 ACRE PLOT\*
- \*SUBJECT TO SURVEY
- GARAGE & DRIVE
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- POPULAR LOCATION
- BATHROOM & WC
- MUST BE SEEN!





## Location

The property is located in Wroxham. Enviably located and just an evening walk down to the waters of The Norfolk Broads. The property is less than a mile to the high street amenities, Doctors surgery, Primary and High school, Railway Station and the Norfolk Yacht Club.

Wroxham is at the heart of the famous Norfolk Broads, yet within easy reach of Norfolk's capital city, Norwich, with its historic market, theatre and a food lovers delight with a thriving restaurant scene.



## Outside

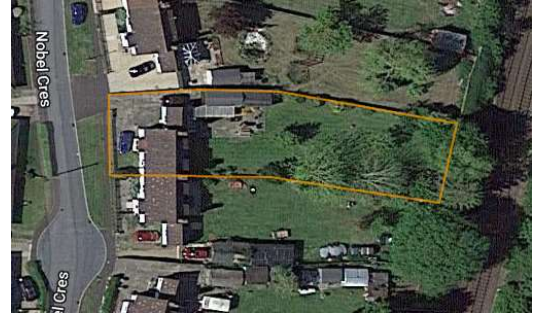
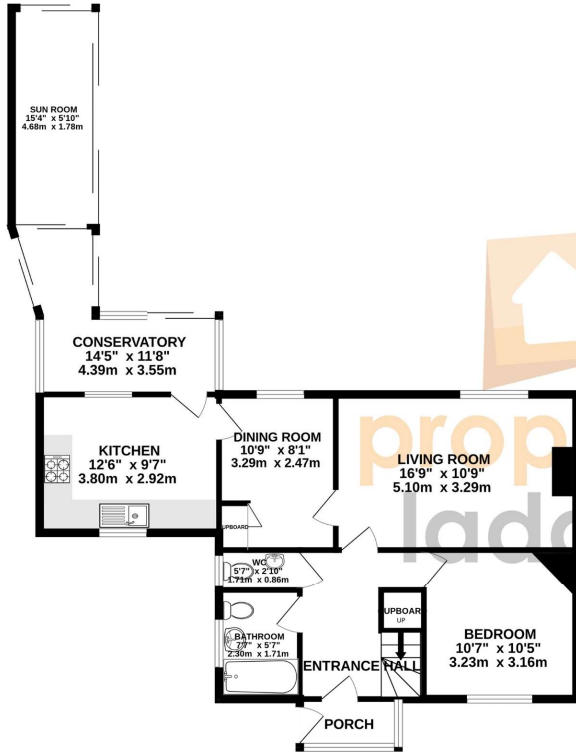
To the front there is a hard standing drive area.

The garage and further parking are located to the side of the plot.

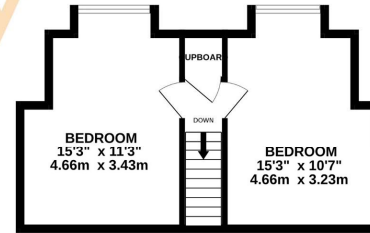
The rear garden is mainly laid to lawn, with a patio area and mature shrubs and bushes. There is a timber outbuilding that adjoins the rear of the garage.

GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.

1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



Plot of 0.22 acres - subject to measured survey



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: B**

**LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL**

**SERVICES CONNECTED: MAINS GAS, MAINS WATER, MAINS ELECTRICITY**

propertyladder



Selling your home?

**BRITISH PROPERTY AWARDS 2023**

**GOLD WINNER**

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