



**50 The Avenue, Wroxham**

In Excess of **£800,000**

# 50 The Avenue

Wroxham, Norwich

This chalet bungalow welcomes you with a bright and open living room and dining area, flooded with natural light for a warm and inviting ambiance. The added conservatory and porch seamlessly extend the living space, promoting indoor-outdoor living. With a modern kitchen, utility area, two bedrooms on the ground floor and three versatile bedrooms upstairs, this property offers flexibility and practicality. Outside, the large front and rear gardens provide space for landscaping and a sizable garage ensures ample storage, offering both convenience and potential for creating your own outdoor oasis.

Council Tax band: F

Tenure: Freehold





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### LOCATION

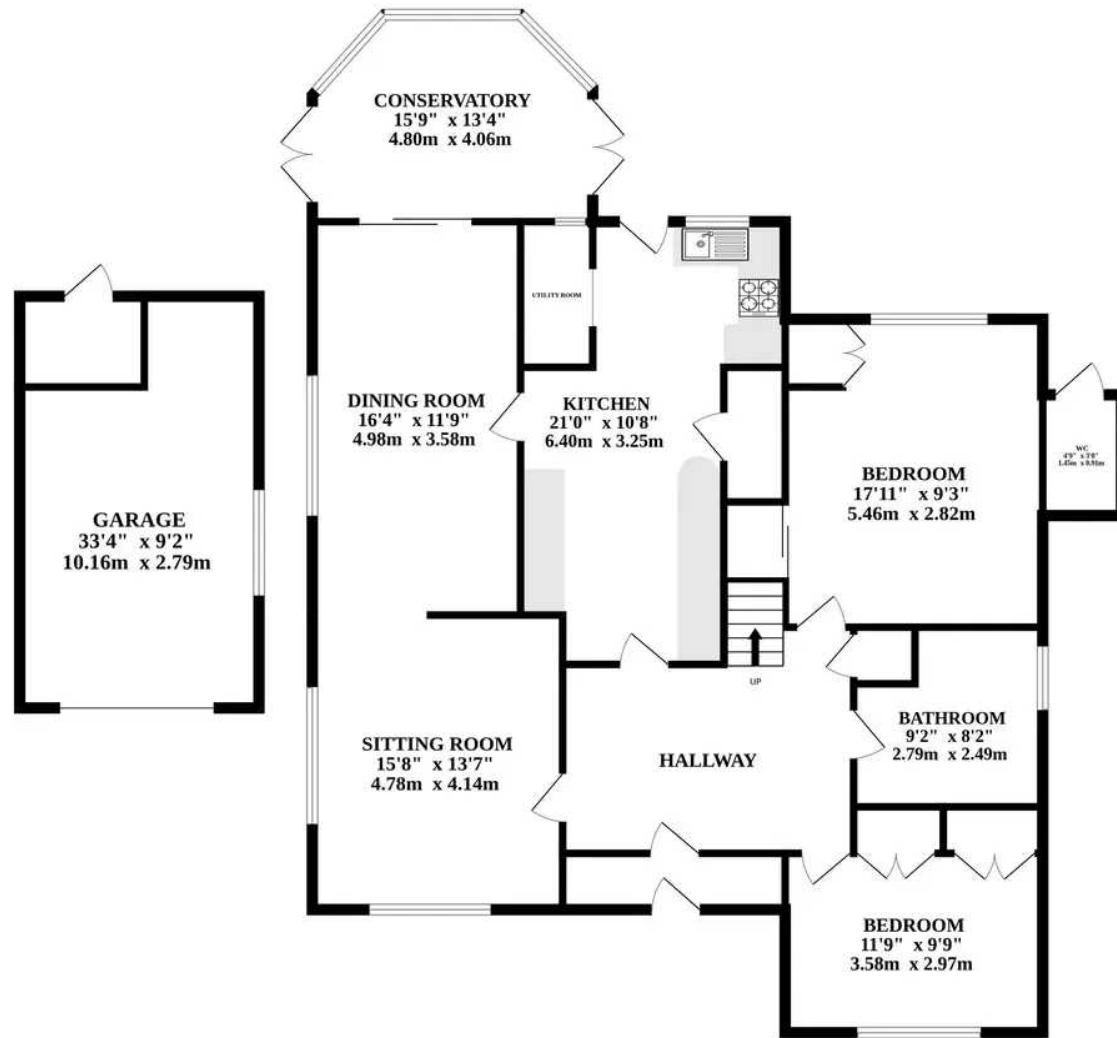
Nestled in the heart of Wroxham at The Avenue, this property enjoys a prime location with a plethora of essential amenities nearby. The Wroxham train station, a short distance away, provides convenient commuting options. Residents can explore local pubs and shops, adding a touch of community to daily life. For those seeking leisure activities, the vicinity offers boat hire services, allowing residents to explore the scenic waterways of the Broads. Access to neighbouring villages enhances the range of amenities available, while the proximity to the Northern Distributor Road (NDR) ensures swift and easy access to Norwich, opening up a myriad of additional shopping, dining and experiences for the homeowner.

### THE PROPERTY

Upon entering the property, you are greeted by an open plan living room and dining area, providing a



GROUND FLOOR



1ST FLOOR

