



2 Preston Close, Wroxham

In Excess of £500,000

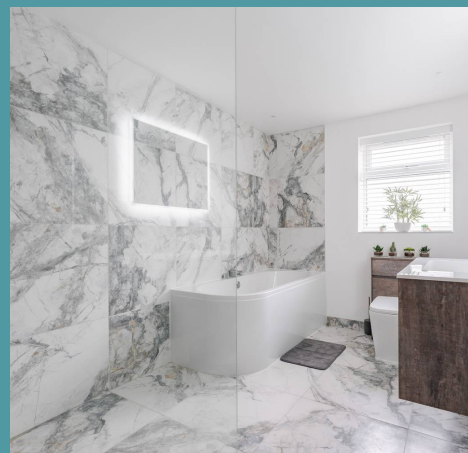
2 Preston Close

Wroxham, Norwich

If you're after prime property & a sought after location, look no further than this home. Completely transformed by its current owners to become a contemporary four bedroom chalet with ensuite and an array of luxury finishes such as Karndean flooring, brushed chrome sockets, underfloor heating and Quartz worktops in the kitchen. The quality can also be seen reflected in the landscaped garden, accessed via bi-folding doors.

THE LOCATION

Nestled in the heart of Wroxham, the property enjoys a prime location with views over open fields designated as of "outstanding landscape value" and is not overlooked. It is only a short walk to Wroxham Broad and the yacht club alongside Wroxham train station, a short distance away. 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.





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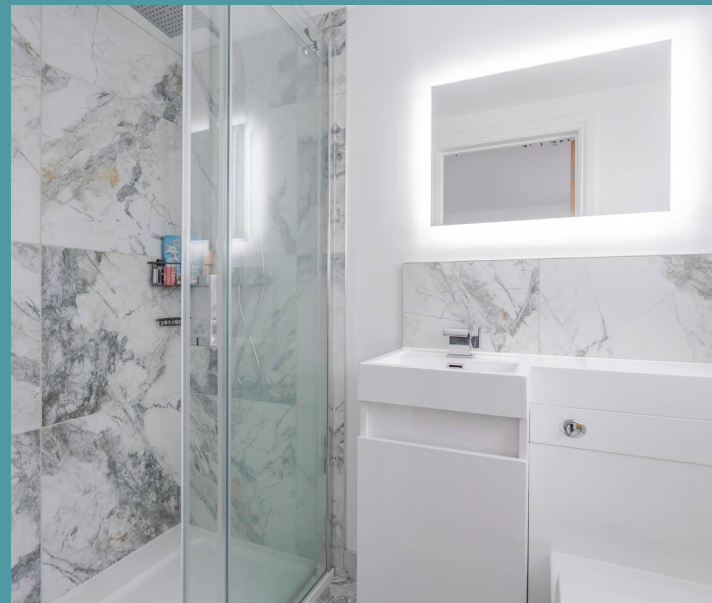
Wroxham, Norwich

PRESTON CLOSE

Upon entering, one is greeted by a luxury entertaining space that is flooded with natural light, courtesy of two roof lanterns and bi-fold doors that seamlessly merge the indoor and outdoor spaces. The bespoke fitted kitchen, which features a quartz central island and high-end integrated appliances, providing the perfect setting for cooking.

Technology and comfort converge in this home with smart control heating, air conditioning, and underfloor heating ensuring an efficient living environment throughout the year. The immaculate four-piece bathroom exudes style with its marble-inspired theme and contemporary sanitary ware, adding opulence to every-day routines.

The property features two ground floor double bedrooms, offering flexibility in accommodation options. Two additional bedrooms, including a master with ensuite, reside on the upper floor, providing privacy.



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Step outside to an impressive landscaped garden, complete with a patio area ideal for outdoor furniture and low-maintenance astroturf, perfect for relaxing or entertaining guests. A large resin driveway provides ample space for parking multiple vehicles, ensuring both convenience and security for residents and their guests alike.

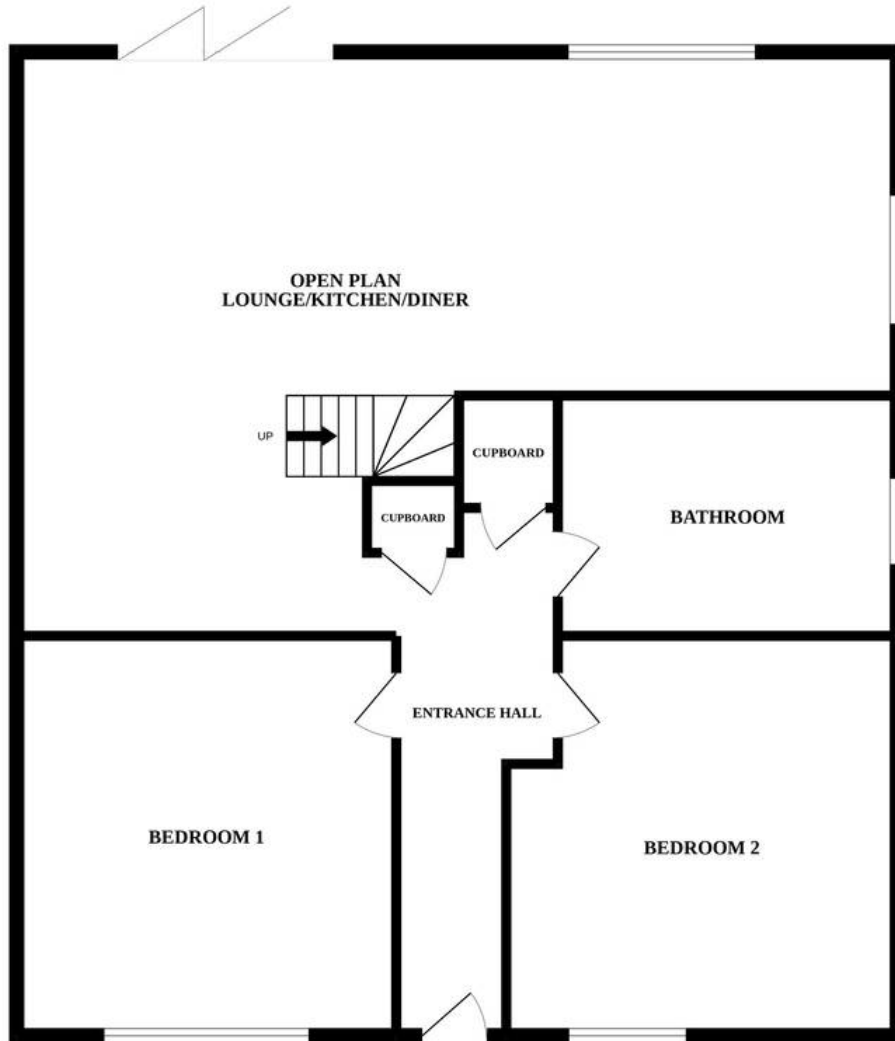
AGENTS NOTE

We understand the property will be sold freehold, connected to all mains services with gas central heating.

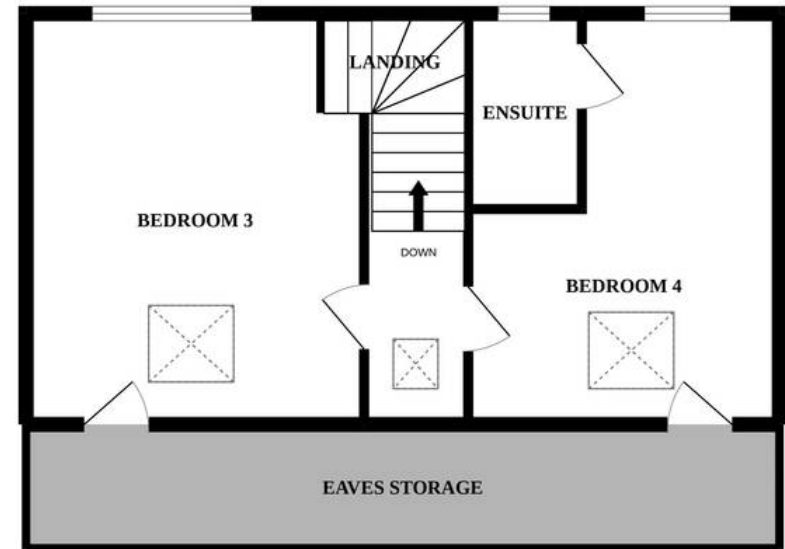
Council Tax Band - B



GROUND FLOOR



1ST FLOOR



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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