



39 Stevenson Road, Wroxham

Price: £525,000

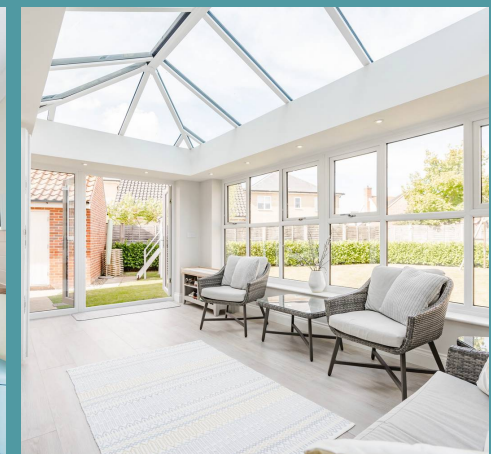
39 Stevenson Road

Wroxham, Norwich

Boasting a countryside location with stunning field views, this spacious and modern family home offers a comfortable and convenient lifestyle. The well-lit entrance features a convenient WC, while the triple-aspect living room, with French doors and elegant décor, creates a bright and airy atmosphere. The combined kitchen and dining area, with ample storage and a Rangemaster oven, is perfect for entertaining. The orangery, with underfloor heating, provides a versatile additional space. Upstairs, four bedrooms, including a master with ensuite, and a family bathroom cater to the needs of a growing family. Outside, the private garden with patio areas, lawn, and ample parking offer a peaceful setting.

THE LOCATION

Situated in the heart of Wroxham, this 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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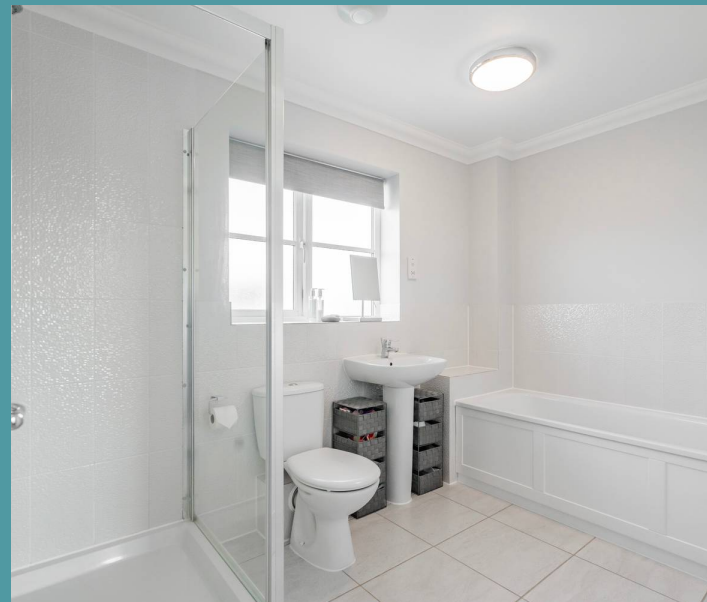
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STEVENSON ROAD

As you step into the well-lit entrance, you are greeted by a convenient WC, eliminating the need to ascend the upper floor for your comfort. The bright and airy triple-aspect living room, boasting elegant décor and two sets of French doors that flood the space with natural light and create an open-plan feel. The combined kitchen and dining area, features generous storage for housing your cooking essentials and a Rangemaster double electric oven with six gas burners.

Adding to the property is the expansive orangery, complete with underfloor heating, creating a beautiful and comfortable space for all seasons. A ground floor study/playroom provides versatility to suit your needs, offering the perfect space for work or leisure. Appreciate the full fibre broadband connection, ensuring seamless connectivity for all your digital needs.

Upstairs, you will find four excellent sized bedrooms, three of which boast built-in storage for added convenience. The spacious master bedroom features an ensuite bathroom with a bath and shower, in addition to an extra bathroom for the family's use.





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Outside, the property boasts a large private garden with an array of patio areas, a well-kept lawn, and mature shrubs adding a touch of greenery to the landscape. A shared-private driveway accommodates up to 3+ cars, providing ample parking space for you and your guests.

AGENTS NOTE

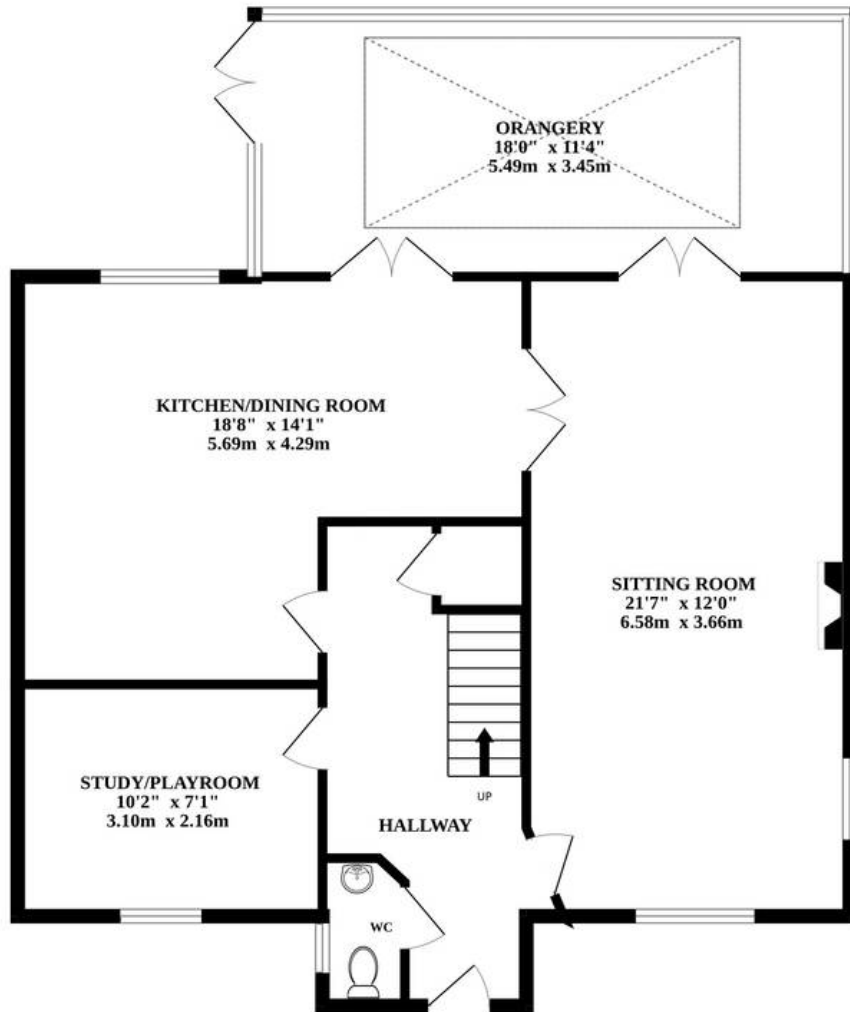
We understand this property will be sold Freehold with no onward chain.

Council Tax Band - E

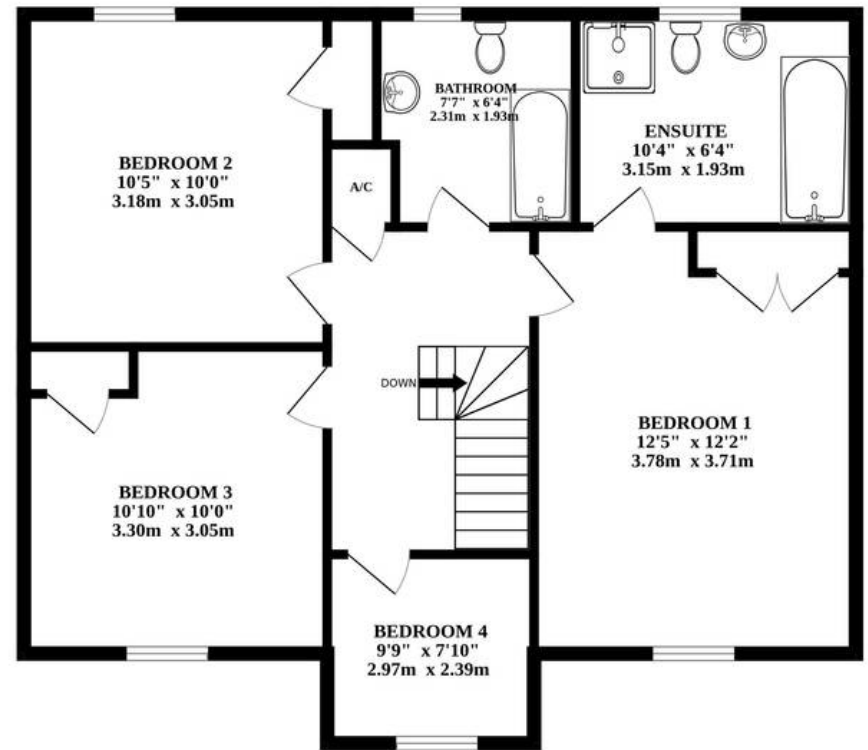
All mains services connected (Gas)



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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