



Bircham Close, Wroxham, Norwich, Norfolk, NR12 8FD  
Guide Price £480,000

Viewing by appointment with our  
Stalham Office: (01692) 531400 or [sales@trettphillipsresidential.co.uk](mailto:sales@trettphillipsresidential.co.uk)





## WROXHAM

Wroxham is considered the capital of the Norfolk Broads and has been frequented by holidaymakers since the late 1800's. It is especially popular with those seeking a boating holiday, with its numerous boat hire companies offering a vast range of vessel. Situated 8 miles from Norwich and 20 miles from Great Yarmouth and Cromer, Wroxham is an ideal place to stay and explore Norfolk with its wide range of local amenities.

### ENTRANCE HALL

With a double glazed door and window, fitted carpet, and stairs leading to the first floor.

### W.C.

With a WC, wash hand basin and a double glazed window.

### LIVING ROOM

15' 7" x 12' 5" (4.75m x 3.78m)

Spacious room with French doors that open out onto the dining area, tiled flooring, radiator, and points for power and lighting.

### KITCHEN / DINING ROOM

22' 10" x 9' 6" (6.95m x 2.89m)

A fantastic room to entertain and dine in. The kitchen area is complete with wall and base units, a stainless steel sink drainer and work surfaces. There is an integrated cooker with gas hob and extractor hood over, integrated dishwasher and space for a fridge freezer. The dining area is an open space with French doors that open onto the rear garden and with the doors open from the living, it creates a great open plan space.



- Executive family home
- All double bedrooms (Master with an ensuite)
- Sought-after development
- Within easy reach to a wide range of local amenities
- Garage and driveway offering ample parking
- Spacious kitchen dining, perfect for entertaining
- Large enclosed rear garden
- The perfect family home







#### **UTILITY ROOM**

With wall and base units, plumbing for a washing machine and a stainless steel sink drainer. There is a built in cupboard and a single door to the garage add another single door which opens onto the rear garden.

#### **FIRST FLOOR LANDING**

Fitted carpet, airing cupboard and access to the loft space.

#### **BEDROOM 1**

15' 8" x 10' 2" (4.77m x 3.10m)

With a fitted carpet, built-in double wardrobe, double glazed windows and a door to the ensuite.

#### **EN SUITE**

Suite comprising of a shower cubicle, wash hand basin and WC. With tile splash backs and a radiator.

#### **BEDROOM 2**

11' 10" x 9' 8" (3.60m x 2.94m)

With a fitted carpet, built-in wardrobe, a radiator and a double glazed window.

#### **BEDROOM 3**

10' 2" x 9' 8" (3.10m x 2.94m)

With a fitted carpet, built-in wardrobe, radiator and a double glazed window.

#### **BEDROOM 4**

10' 5" x 9' 4" (3.17m x 2.84m)

With a fitted carpet, a radiator and double glazed window.

#### **FAMILY BATHROOM**

A white suite comprising of a bath with shower attachment over, wash and basin and a WC. Complete with a radiator, double glazed window and an extractor fan.





Council Tax: E - EPC Rating: B - Tenure: Freehold





## **OUTSIDE**

### **GARAGE**

With an up and over door, power and lighting.

### **DRIVEWAY**

Gravel driveway offering ample parking for the family.

### **FRONT GARDEN**

Low maintenance lawn with a pathway to the front door.

### **REAR GARDEN**

Fully enclosed garden that is laid to lawn, decorative borders and side access to the front.



The logo for Trett Phillips Residential features a stylized red house icon above the company name. 'Trett Phillips' is written in a large, blue, sans-serif font, and 'Residential' is written below it in a smaller, white, sans-serif font. The text is flanked by two horizontal red lines.

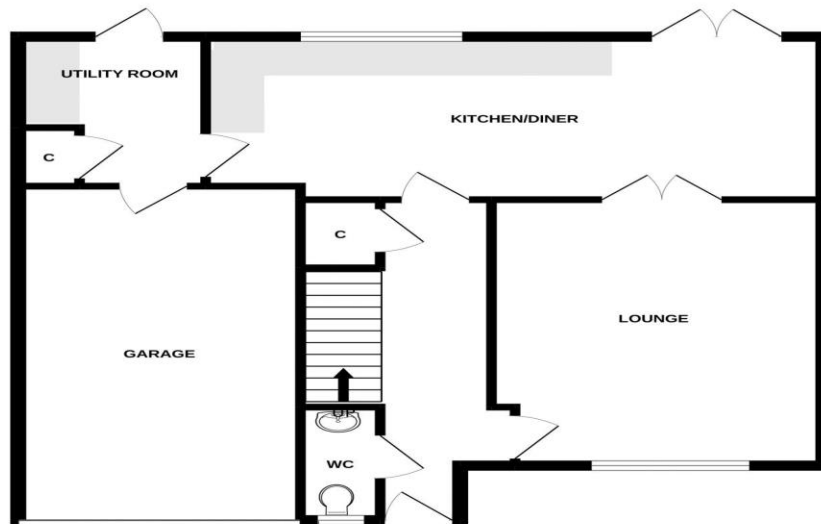
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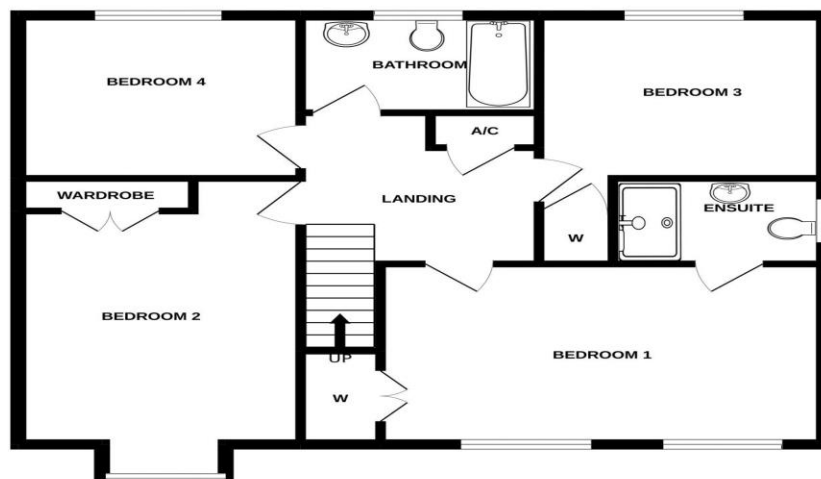
**"Executive living at its best" Situated on this SOUGHT AFTER HIGH END, sits this stunning home that offers SPACE THROUGHOUT FOR THE WHOLE FAMILY to enjoy. Complete with a kitchen diner with double doors that open up onto the living room, creating this fantastic family central hub that is IDEAL FOR THOSE WHO LIKE TO ENTERTAIN. Complete with a large garden to the rear, a garage and lots of parking to complete this perfect home.**



GROUND FLOOR  
796 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



BIRCHAM CLOSE, WROXHAM, NORWICH, NORFOLK NR12 8FD

TOTAL FLOOR AREA : 1549 sq.ft. (143.9 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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## Trett Phillips Residential LTD

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