

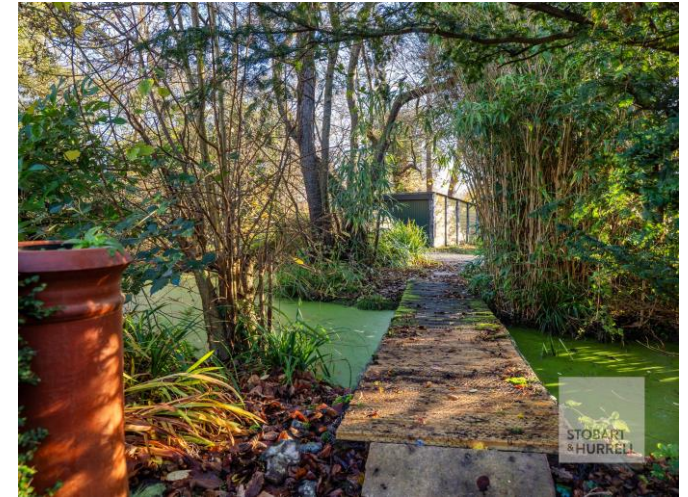


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Rivercroft, Beech Road, Wroxham, Norfolk, NR12 8TP

A truly charming detached Grade II listed thatched residence, offered with no onward chain, presenting a rare and exciting opportunity to restore a characterful family home to its former splendour. Rich in period features and historic appeal, this unique property is ideally located less than a mile from the heart of Wroxham, affording convenient access to a superb range of local amenities. These include a train station, primary and high schools, the Norfolk Yacht Club, a selection of waterside cafés and restaurants, a post office, and the renowned Roys supermarket and department store.

Set along the sought-after Beech Road, the property is approached via a shared driveway and benefits from off-road parking and a garage. The generous plot is home to mature, well-established gardens, featuring shrubs, trees, and a picturesque dyke with a timber bridge and links to the River Bure.





- DETACHED
- THREE RECEPTIONS
- NO ONWARD CHAIN

- OFF-ROAD PARKING & GARAGE
- UNIQUE & HISTORIC PROPERTY
- HIGHLY SOUGHT AFTER LOCATION

- GRADE II LISTED THATCHED PROPERTY
- THREE BEDROOMS, ONE WITH EN-SUITE
- ESTABLISHED GARDENS WITH SHRUBS, TREES & POND

Internally, the accommodation extends to nearly 2,000 sq ft, providing spacious and versatile living. The ground floor comprises three reception rooms, including a sitting room with a feature fireplace, a formal dining room, and a lounge with double doors opening onto the garden. There is also a kitchen, a main bathroom, and a utility/cloakroom with a shower. To the first floor are three bedrooms, with the principal bedroom benefitting from an en-suite cloakroom.

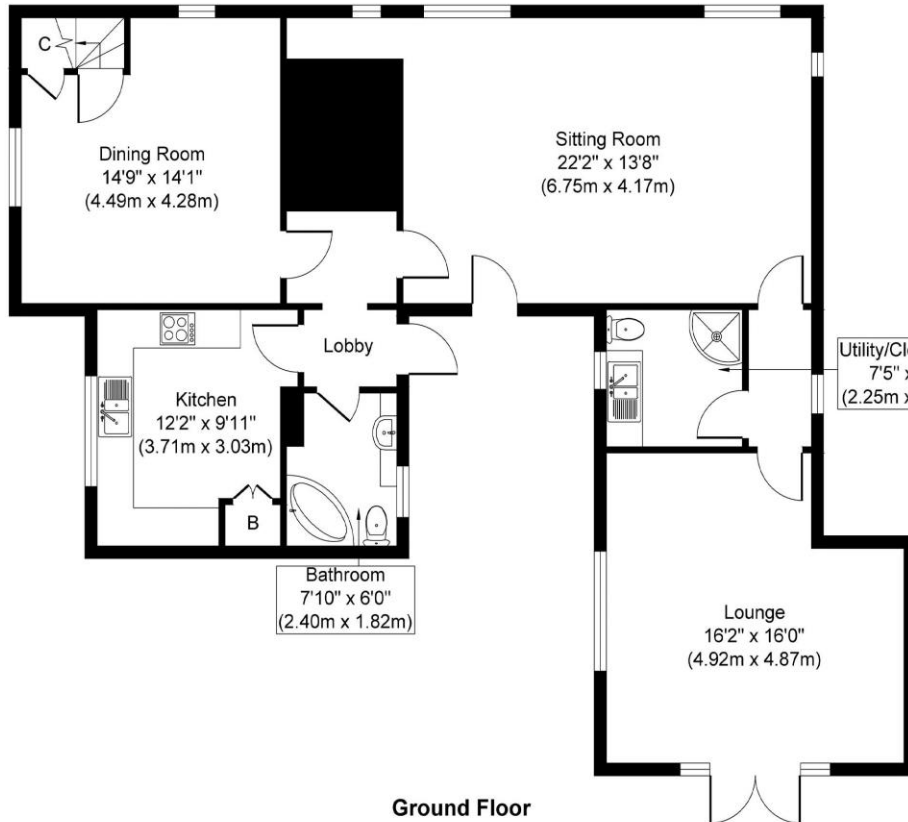
Rivercroft is perfectly positioned at the very heart of the Norfolk Broads, with its exceptional network of navigable waterways quite literally on the doorstep. Whether seeking peaceful riverside relaxation or adventurous boating pursuits, this location offers the best of both worlds. Norwich city centre and the sandy beaches of the North Norfolk coastline are both easily accessible by road or rail in approximately thirty minutes, making this an outstanding blend of rural charm and modern connectivity.

Agents Note: The property is currently unregistered and the sale is subject to the Grant of Probate.

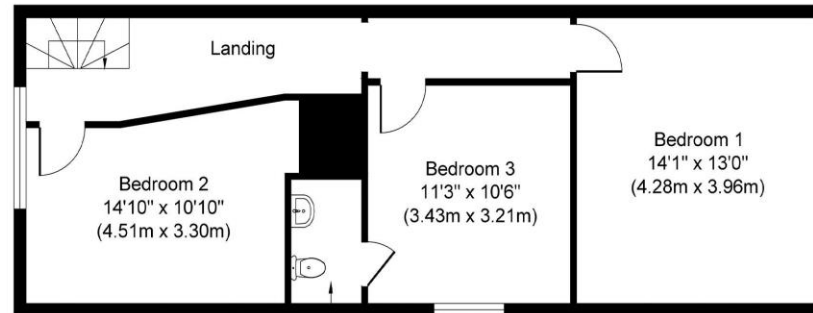




STOBART
& HURRELL



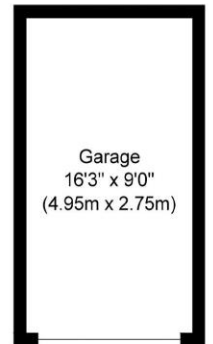
Ground Floor
Approximate Floor Area
1153 sq. ft
(107.08 sq. m)



First Floor
Approximate Floor Area
631 sq. ft
(58.59 sq. m)

Utility/Cloakroom
7'5" x 7'1"
(2.25m x 2.15m)

En-suite Cloakroom
6'5" x 3'6"
(1.95m x 1.06m)



Garage
Approximate Floor Area
146 sq. ft
(13.61 sq. m)

Not shown in actual
location/orientation

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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