

**STOBART
& HURRELL**

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8 Christopher Way, Wroxham, Norfolk, NR12 8FF

Built in 2017, by the Award-Winning house builders, Hopkins Homes, is this beautifully presented and ready to move into three-bedroom family home. Located on a no through toad, in a small development of similar properties on the fringe of Wroxham, known as the 'Capital of the Broads', and a part of the Norfolk Broads particularly revered by families requiring access to the local schooling or for those simply seeking relaxation or recreation on the doorstep of the renowned Broads waters.

The property is approached off the road, over a front garden and a hard-standing pathway. To the side, a driveway provides off-road parking. The rear garden is fully enclosed and benefits from a lawn garden which extends away to a paved seating area, ideal for alfresco dining and entertaining friends and family and a garden studio which could be used as a study. A gated entrance to the rear of the garden, allows access to an on-bloc garage with a further parking space.

Beautifully presented throughout, the property welcomes you into an entrance hall with separate internal doors which lead to an open plan lounge dining room, a cloakroom and a family lounge with a door that opens to the rear garden. To the first floor, a landing provides access to three bedrooms, the principal with an en-suite shower room and built-in storage, and a family bathroom completes the accommodation.

Wroxham is an area of approximately eighty-five acres of riverways, woodlands and residential development. It affords the perfect opportunity for a river cruise, lunch at one of the many cafes and restaurants or a shopping spree in the famous Roys department store. The Northern Distributor Road further complements the property's proximity to the historic city of Norwich, with its excellent retail therapy, train station, international airport, night life and extensive historical interest.



Semi-Detached



House



Modern



3 Bathrooms



2 Receptions



3 Bedrooms



Tax Band C

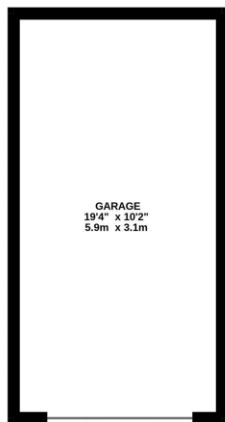
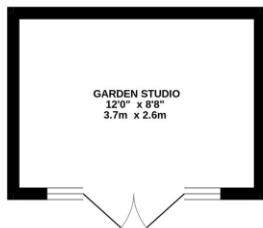


Off-Road
Parking

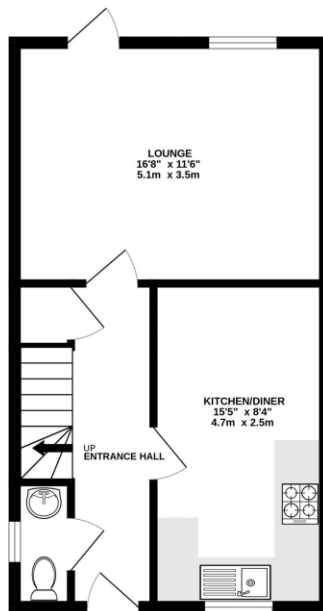


Garage

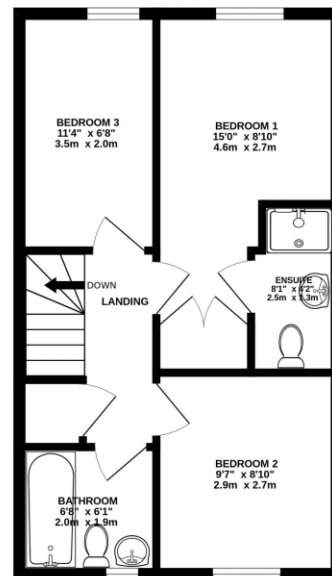




GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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