



Well-positioned detached home built in 2015

4 Stevenson Road, Wroxham, NR12 8FE

Freehold



Entrance Hall • Cloakroom • Kitchen/Dining Room • Sitting Room • Family Room • Study • Utility Room • Principal bedroom with en suite • Bedroom two with en suite • Three further bedrooms and Family Bathroom • EPC rating B
Outside: Double Garage • In all about 0.27 acres

The Property

4 Stevenson Road is an exceptional family home built by well regarded builders Hopkins Homes in 2015. Situated at the front of the development accessed via a lengthy driveway the owners opted for many upgrades at the build stage to create a higher specification home with an exceptional finish. The property must be viewed to be appreciated.

Offering ample reception space with sitting room with an inset wood burner, the now essential home office, family room that could be utilised as an ideal play room and a well-appointed kitchen/diner with built in appliances and stunning granite worktop. To the first floor are five bedrooms, four of which are doubles and well-served via en suites to the principal and second bedroom and a family bathroom for the remaining. Additional Porcelanosa floor to ceiling tiling to all bathrooms, chrome heated towel rails, built in wardrobes and spotlights to all rooms are just some of the many extras the owners opted for.

Outside

The property sits on an attractive plot of about 0.27 acres believed to be the largest on the development and overlooks open space to the front. Ample parking is provided by the driveway and double garage with power and lighting connected.

The current owners have extended the patio terrace to create a generously proportioned entertaining area and the rest of the garden is mainly laid to lawn with several shrubs and trees planted which will in time allow for a greater degree of privacy. Facing West the garden enjoys a sunny aspect into the summer evenings.

Location

Stevenson Road is situated in a popular development about one mile from the centre of Wroxham, the acknowledged centre of the Broads network with over 120 miles of navigable waterways. Wroxham offers good everyday shopping, banking and transport facilities including a railway station with trains to the North Norfolk coast at Sheringham and to Norwich. From Norwich Station there are connecting trains onward to London via Liverpool Street with a fastest journey time of approximately one hour and thirty minutes. The neighbouring village of Hoveton provides an excellent health centre. Norwich, the cathedral city and regional centre of East Anglia, is approximately eight miles distant and has an airport on the north side of the city with international flights via Schiphol. Schools are available at Wroxham and private schools in Norwich including the renowned Town Close School and Norwich School.



Services

Mains water, electricity, drainage and gas fired central heating

Local Authority

Broadland District Council
Council Tax Band F

Agents note

Number two has a right of access over the driveway to reach their property.

Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



Stevenson Road, Wroxham, Norwich
Main House 2,077 sq ft / 193 sq m
Garage 364 sq ft / 34 sq m



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

85 | B

90 | B

