

Well-positioned detached home built in 2015



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 0.27acres

# 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

Close School and Norwich

School.

including the renowned Town







### 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.







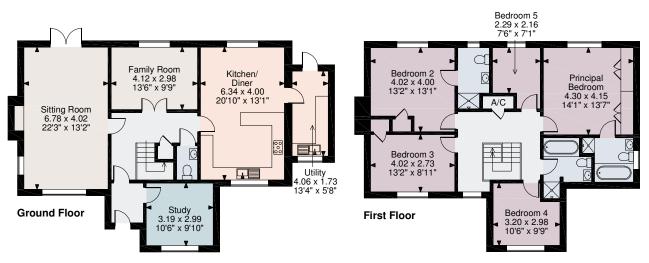


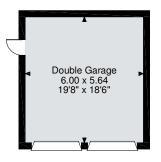
savills

s savills.co.uk

Savills Norwich **01603 229229** Norwich@savills.com







# 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

## FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8506039/JRD

For identification only. Not to scale. © 220519TC

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



