

Bungalow - Detached

FREEHOLD



**GRANGE WALK  
WROXHAM  
NR12 8RS**

Offers Over  
**£675,000**

**FEATURES**

- Stunning Family Home
- Extended Chalet
- Walk To The Village
- Close To River
- Four Bedrooms
- Four Bathrooms
- Gorgeous Kitchen
- Garage & Workshop
- 0.25 acre Plot (stms)



# 4 Bedroom Bungalow - Detached located in Wroxham

Welcome to the picturesque village of Wroxham, Grange Walk presents a stunning detached chalet bungalow that has been thoughtfully renovated and extended. This remarkable property, built in 1960, boasts an impressive 2,390 square feet of living space, set on a generous 0.25-acre plot.

As you approach the bungalow, you will appreciate the tranquillity of the location, tucked away down a quiet lane yet conveniently close to the River and the renowned Roys of Wroxham, the world's largest village store. The property features four spacious bedrooms, each with its own ensuite, ensuring comfort and privacy for all residents. Additionally, a downstairs WC adds to the convenience of this well-designed home.

The heart of the bungalow is the expansive sitting/dining/family room, perfect for entertaining or relaxing with loved ones. The contemporary elegant blue kitchen/breakfast room is a chef's delight, complemented by a good-sized utility room that enhances functionality.

Outside, the unoverlooked rear garden offers a generous lawn area, ideal for outdoor activities or simply enjoying the serene surroundings. The property also includes a garage and workshop, providing ample storage and parking for up to two vehicles.

With all local amenities literally on your doorstep, this home is a perfect blend of comfort and convenience. Whether you wish to stroll down to the river to watch the sunset with a hot chocolate or a glass of wine, or explore the beautiful Norfolk Broads, this bungalow is an exceptional opportunity not to be missed. Come and experience the charm of this delightful home in the heart of Wroxham.

## Entrance Hall

Sealed unit double glazed door to the entrance hall, stairs up to the galleried landing, doors to sitting/dining room, kitchen/breakfast room and principal bedroom.

## Sitting/Dining Room

25'2 x 17'6

Sealed unit double glazed double doors to the side along with sealed unit double glazed windows to all three aspects. Central feature with alcoves and entertainment and tv insert space. Fantastic space for entertaining and dining.

## Kitchen/Breakfast Room

24'7 x 12'2

Sealed unit double glazed windows to the front and side. Range of blue base and wall mounted units with inset sink. Integrated appliances to include hob, oven, extractor fan and dishwasher. Door through to Utility Room.

## Utility Room

9'0 x 9'2

Sealed unit double glazed window and door to the side. Unit with sink, space for appliances. Door to washing cupboard and wc.

## Wc

Sealed unit double glazed window to the side, wc and wash hand basin.

## Washing Cupboard

Space and plumbing for washing machine.

## Principal Bedroom

12'10 x 11'2

Sealed unit double glazed window to the rear, radiator, dressing area 9'3 x 7'9 with door to the ensuite.

### Ensuite Shower Room

Sealed unit double glazed window to the rear  
shower cubicle vanity wash hand basin and wc.

### Bedroom Two

15'8 x 13'4

Sealed unit double glazed window to the side,  
radiator, door to the ensuite bathroom.

### Ensuite Bathroom

Sealed unit double glazed window to the side,  
panel bath, wc and wash hand basin.

### Galleried Landing

Balcony looking over the hallway. Doors to  
Bedroom Three and Four. Built in airing cupboard.

### Bedroom Three

16'4 x 15'5 plus bay window

Sealed unit double glazed bay window to the rear  
overlooking the rear garden. Radiator. Door to the  
ensuite shower room.

### Ensuite Shower Room

sealed unit double glazed Velux style roof light.  
Shower cubicle, wc and wash hand basin.

### Bedroom Four

15'8 x 15'8 plus bay window

Sealed unit double glazed bay window to the rear  
overlooking the garden. Radiator and door to  
ensuite shower room.

### Ensuite Shower Room

Shower cubicle, wash hand basin and wc.

### Outside





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The property is approached from the lane, opening to the generous driveway, leading down to the garage and workshop. A generous sized parking area. Leading round to the rear garden. Mainly laid to lawn, unoverlooked with borders and inset tree. Patio area with sleeper edging to this area and the main garden leading out to the parking area. The front is also gravelled.



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Council Tax Band

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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(35-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

