

FREEHOLD



Bungalow - Detached (EPC Rating: C)

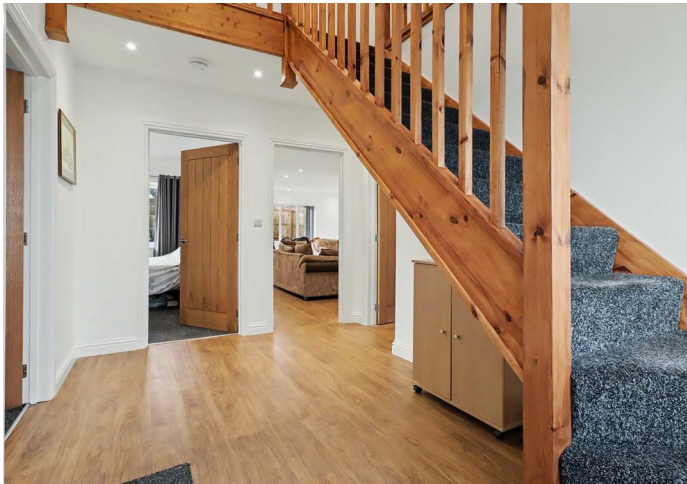
GRANGE WALK WROXHAM NORWICH NR12 8RS

Asking price

£675,000

FEATURES

- Detached Chalet
- Four Bedrooms
- Generous Size
- Immaculate Throughout
- Kitchen/Breakfast Room
- 3 Ensuites
- Walk To Roys
- Near The River
- Garage & Workshop
- 0.25 stms acre plot



Ben Allman
Estate & Letting Agents

4 Bedroom Bungalow - Detached located in Wroxham

Nestled within the charming village of Wroxham, Grange Walk unveils an exceptional detached chalet bungalow, beautifully renovated and thoughtfully extended to an exacting standard. Dating from 1960 and set within an impressive quarter-acre plot, this elegant residence offers approximately 2,390 sq ft of refined living space.

Approached via a peaceful and discreet lane, the home enjoys a sense of seclusion while remaining moments from the River Bure and the renowned Roys of Wroxham—celebrated as the world's largest village store.

The accommodation is both generous and impeccably designed, featuring four beautifully appointed double bedrooms, each benefitting from its own luxurious en suite, ensuring comfort and privacy for family and guests alike. A stylish ground floor cloakroom adds further convenience.

At the heart of the home lies a stunning open-plan sitting, dining and family space—perfect for both sophisticated entertaining and relaxed everyday living. The exquisite kitchen/breakfast room, finished in an elegant blue palette, is complemented by a well-appointed utility room, combining form and function with ease.

Outside, the secluded rear garden is a true sanctuary, offering a generous lawn bordered by mature planting—ideal for al fresco dining or quiet reflection. A garage and workshop provide excellent storage, alongside parking for two vehicles.

With amenities, riverside walks and the beauty of the Norfolk Broads at your doorstep, this remarkable home offers an enviable lifestyle in one of Norfolk's most desirable settings.

Entrance Hall

A sealed double-glazed door opens into the entrance hall, with stairs leading to a galleried landing and doors providing access to the sitting/dining room, kitchen/breakfast room, and principal bedroom.

Sitting/Dining Room

25'2 x 17'6

Sealed double-glazed doors open to the side, complemented by double-glazed windows on all three elevations. The room features a central focal point with alcoves and space

for an entertainment system and TV. An excellent area for both entertaining and dining.

Kitchen/Breakfast Room

24'7 x 12'2

Sealed double-glazed windows to the front and side. Fitted with a range of blue base and wall-mounted units incorporating an inset sink. Integrated appliances include a hob, oven, extractor fan, and dishwasher. A door leads through to the utility room.

Utility Room

9'0 x 9'2

Sealed double-glazed window and door to the side. Fitted with a unit incorporating a sink, with space for appliances. Doors lead to a washing cupboard and WC.

Wc

Sealed double-glazed window to the side, fitted with a WC and wash hand basin.

Washing Cupboard

Provision for a washing machine with necessary plumbing in place.

Primary Bedroom

12'10 x 11'2

Sealed double-glazed window to the rear, radiator, and a dressing area measuring 9'3 x 7'9, with a door leading to the ensuite.

Ensuite Shower Room

Sealed double-glazed window to the rear, featuring a shower cubicle, vanity wash hand basin, and WC.

Bedroom 2

15'8 x 13'4

Sealed double-glazed window to the side, radiator, and a door leading to the ensuite bathroom.

Ensuite Bathroom

Side-facing sealed unit double-glazed window, with a panelled bath, WC, and wash hand basin.

Galleried Landing

Balcony overlooking the hallway, with doors leading to Bedrooms Three and Four, and a built-in airing cupboard.

Bedroom 3

16'4" x 15'5"

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

Ensuite Shower Room

Sealed-unit double-glazed Velux-style roof light. Shower cubicle, WC, and wash hand basin.

Bedroom 4

15'8 x 15'8

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

Ensuite Shower Room

Shower cubicle, wash hand basin, and WC.

Outside

The property is approached from the lane via a generous driveway, leading to the garage and workshop and providing ample parking. This continues around to the rear garden, which is mainly laid to lawn, unoverlooked, and complemented by borders and a feature tree. There is a patio area with sleeper edging, connecting the main garden to the parking area. The front garden is also laid to gravel.





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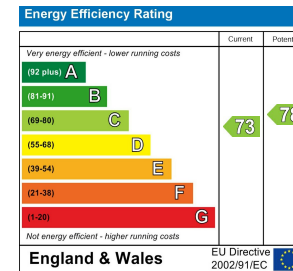
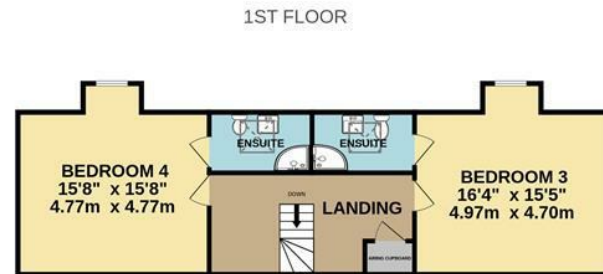
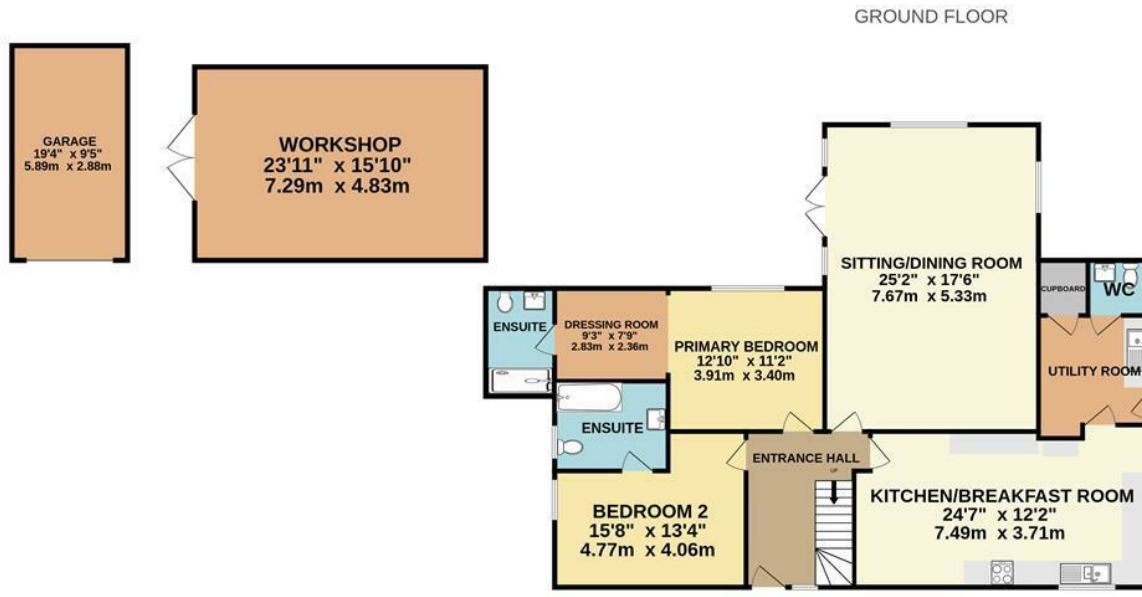
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Council Tax Band

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