

SALES & LETTINGS

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The Old Boathouse, Brimbelow Road, Hoveton, Norfolk, NR12 8UJ

This stunning detached riverside property was constructed in the mid 1990's, it has been immaculately maintained by the owners and now presents as a beautiful family home, an idyllic escape to the country or as a property investment. Located towards the heart of the picturesque riverside village of Hoveton, set on a popular no-through road, it enjoys a tranquil setting with views along the river Bure and a private quay headed mooring.

Set back from the road the property is approached over a generous hard standing providing ample off-road parking and access to a garage. To the rear, timber decking extends away to a neatly maintained south facing lawn garden with mature shrubs and walkways providing easy access to the mooring and views along the river.





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- DETACHED
- NO-THROUGH ROAD
- OFF-ROAD PARKING & GARAGE

- PRIVATE QUAY HEADED MOORING
- THREE BEDROOMS, ONE WITH EN-SUITE
- IMMACULATE PRESENTATION THROUGHOUT

- TRAIN STATION TO HISTORIC CITY OR COASTLINE
- CENTRAL VILLAGE LOCATION & NEAR AMENITIES
- SOUTH FACING REAR GARDEN WITH RIVER VIEWS

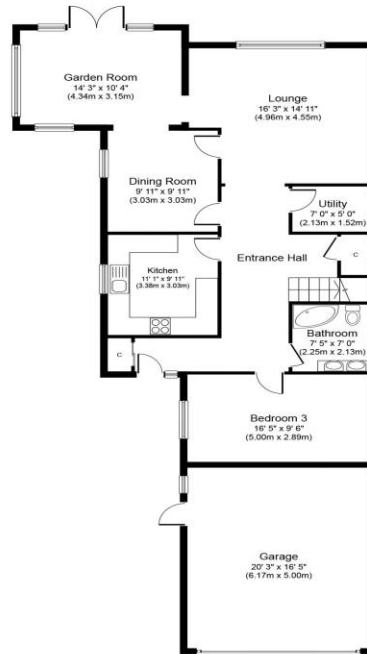
Immaculately presented throughout the property enters into a broad hallway where separate internal doors lead into a bedroom, a bathroom, a kitchen with a separate utility, a dining room and a generous family lounge. The lounge leads through to a bright and airy garden room where there is access to the dining room and double doors overlook and open out to the rear garden. To the first floor, two double bedrooms, the master with an en-suite and the second with built in storage and a dressing room complete the accommodation.

With all year-round appeal the property benefits from its location in the famous Norfolk Broads village of Hoveton and Wroxham with easy access to local amenities including schooling for all ages, independent retailers, doctors, dentist, riverside eateries and a train station. The surrounding waterways provide a haven for migrating birds and marine life as well as the rare Norfolk hawker dragonfly and swallow-tail butterfly.





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Ground Floor
Approximate Floor Area
1,099 sq. ft.
(102.1 sq. m.)



First Floor
Approximate Floor Area
567 sq. ft.
(52.7 sq. m.)














Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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Stobart & Hurrell
 Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk
 01603 782 782

