

SALES & LETTINGS

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Stalham Road, Hoveton, Norfolk, NR12 8DU

A detached bungalow, set on a generous plot exceeding quarter of an acre, located in the famous Norfolk Broads village of Hoveton and Wroxham, crowned the Broads capital and well situated to access the schools and other local amenities including Roys department and superstore, doctors, dentist, post office and numerous riverside cafes and restaurants.

Set back and screened from the road by natural hedging, the property is approached over a generous shingle driveway providing ample off-road parking and access to an integral garage and utility room. To the rear, a paved terrace extends away to a neatly maintained, south east facing, lawn garden bordered with mature shrubs and a pathway leading to a vegetable plot.





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- DETACHED FAMILY HOME
- OFF-ROAD PARKING & GARAGE
- WELL-PRESENTED THROUGHOUT

- NEAR AMENITIES AND TRAIN STATION
- FOUR BEDROOMS, ONE WITH EN-SUITE
- PLOT EXCEEDING QUARTER OF AN ACRE

- RENOWN NORFOLK BROADS LOCATION
- AROUND THIRTY MINUTES TO CITY OR COAST
- GENEROUS SOUTH EAST FACING REAR GARDEN

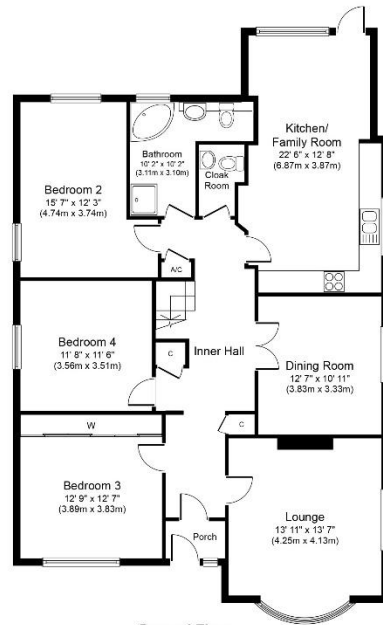
Well-presented throughout, the property enters via an enclosed porch into a hallway where separate internal doors lead into a family lounge with bay window and three double bedrooms, one with built in storage. Double doors from the hallway lead into a separate dining room and there is also a bathroom, separate cloakroom and at the rear of the property, a generous kitchen family room with access to the rear garden. To the first floor, a further bedroom with built in storage and an en-suite complete the accommodation.

If you are looking for recreation or relaxation on your doorstep of the Broads waters, or access to the historic city of Norwich or simply the sandy beaches of the North Norfolk coastline; Hoveton and Wroxham lay within a thirty-minute car journey of each, or a short bus or train journey.

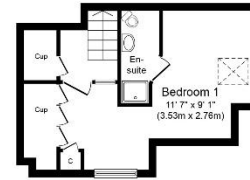




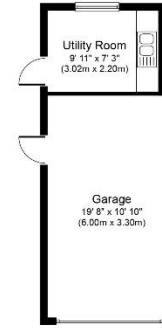
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Ground Floor
Approximate Floor Area
1,412 sq. ft.
(131.2 sq. m.)



First Floor
Approximate Floor Area
246 sq. ft.
(22.8 sq. m.)



Garage







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.

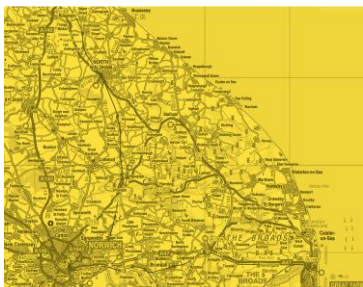
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

						
Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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