



**STOBART  
& HURRELL**

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## The Laurel, Tunstead Road, Hoveton, Norfolk, NR12 8QN

A detached property, that would benefit from a programme of refurbishment to create a spacious, family home located in the sought after Broadland village of Hoveton. Conveniently located the property benefits from its close proximity to local amenities that include schooling for all ages, post office, village hall, Roys supermarket and department store, doctors surgery, numerous riverside cafes and restaurants and a nearby train station with links to Norwich and the coastline.

Set on a generous plot measuring quarter of an acre, the property is set back from the road, and is approached over a hard standing driveway providing off-road parking and access to a garage. To the rear there is a generous south east facing lawn garden with an outbuilding and bordered by mature shrubs and trees.

The property enters into an enclosed porch and through to an entrance hallway where separate internal doors lead into a lounge and a bedroom both with bay windows and the bedroom with built in wardrobes. Further doors from the hallway lead into a bathroom, and further bedroom with an adjoining conservatory with access to the garage. A separate dining room leads through to a kitchen breakfast room with a rear lobby and a shower room. To the first floor four additional bedrooms completes this substantial property.

If you are looking for recreation or relaxation, the Broads waters are on your doorstep, also within easy reach is access to the city of Norwich, or the sandy beaches of the Norfolk coastline, all within a thirty-minute car journey, or a short bus or train journey.



Detached



House



Older



2 Bathrooms



3 Receptions



6 Bedrooms



Tax Band C

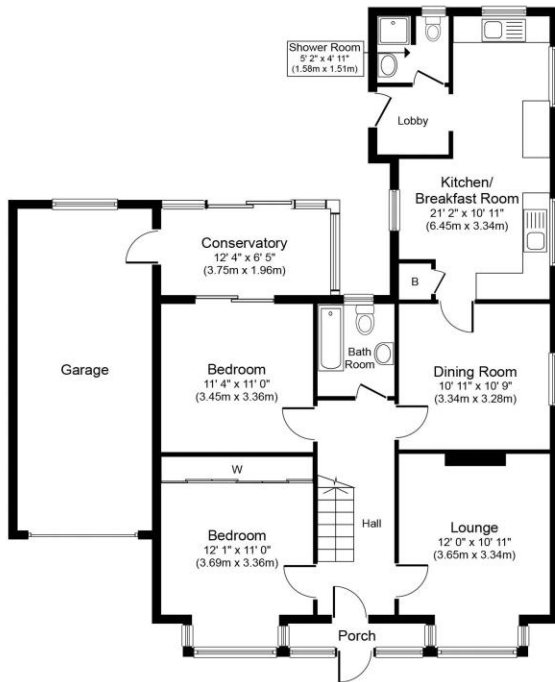


Off-Road  
Parking

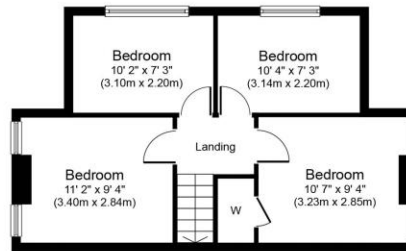


Garage

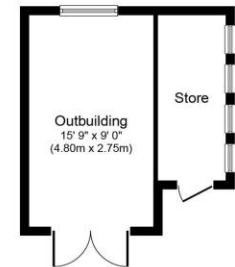




**Ground Floor**  
Approximate Floor Area  
**1023 sq. ft.**  
**(95.5 sq.m.)**



**First Floor**  
Approximate Floor Area  
**421 sq. ft.**  
**(39.1 sq. m.)**



**Outbuilding**  
Approximate Floor Area  
**207 sq. ft.**  
**(19.2 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		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Stobart & Hurrell**

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