

SALES & LETTINGS

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Southern Holme, The Rhond, Hoveton, Norfolk, NR12 8UE

Located within the heart of the renowned Norfolk Broads, Southern Holme is an enviable detached riverside property ideal as a family home, idyllic escape to the country or as a holiday let business. Set on a strip of land on a no through road, it enjoys a tranquil position set along the river Bure and benefits from its own private quay headed mooring.

Set back from the road, the property is approached over a brick weave driveway providing ample off-road parking and access to an integral garage and storage shed. To the rear, a decorative extends away to a neatly maintained garden with mature shrubs and shingle and paved pathways that provide access to the private quay headed mooring, views along the river Bure and alfresco dining.





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- OFF-ROAD PARKING & GARAGE
- DETACHED RIVERSIDE PROPERTY
- PICTURESQUE RIVERSIDE VILLAGE

- PRIVATE QUAY HEADED MOORING
- EASY ACCESS TO LOCAL AMENITIES
- IDEAL FAMILY HOME OR HOLIDAY LET

- BEAUTIFULLY MAINTAINED REAR GARDEN
- THREE TO FOUR BEDROOMS, MASTER WITH EN-SUITE
- APPROX. TEN MILES TO NORWICH & THIRTEEN TO COASTLINE

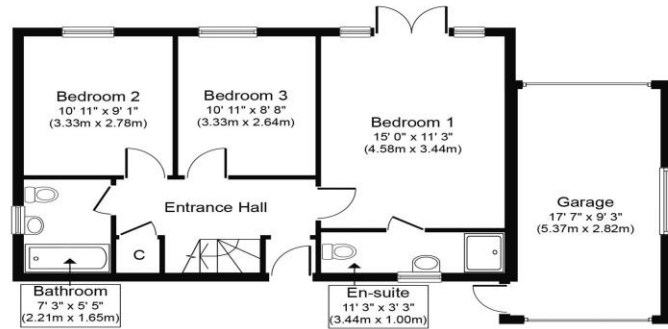
With immaculate presentation throughout, the property enters into a hallway where separate internal doors lead into a family bathroom, and three bedrooms, the master with an en-suite and double doors that overlook and open out to the rear terrace. To the first floor, doors off the landing lead to a cloakroom, a modern and bright kitchen, a separate dining room and a generous lounge with feature fireplace and double doors that lead out to a balcony with spectacular views over the mooring and river. A study or fourth bedroom from the lounge completes the accommodation.

Southern Holme further benefits from its proximity to the Broads village of Wroxham & Hoveton, crowned the Broad's Capital, where there is easy access to the local amenities including a village hall, supermarket, post office, doctors' surgery, dentist, riverside cafes and restaurants, a railway station and schooling for all ages.

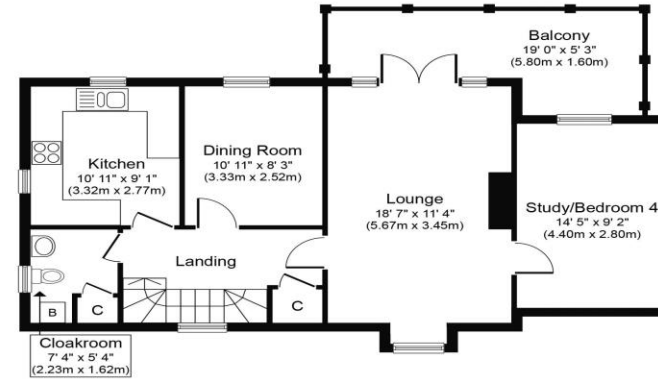




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Ground Floor
Approximate Floor Area
544 sq. ft.
(50.5 sq. m.)



First Floor
Approximate Floor Area
687 sq. ft.
(63.8 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		82 B
69-80	C	70 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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