

SALES & LETTINGS

STOBART
& HURRELL



STOBART
& HURRELL

WE BRING PEOPLE AND PROPERTY TOGETHER





STOBART
& HURRELL

Suncot, Marsh Road, Hoveton, Norfolk, NR12 8UH

Located within the heart of the renowned Norfolk Broads, Suncot is an enviable detached riverside property, built on steel piles, with a separate one-bedroom annexe, ideal as a family home, idyllic escape to the country or as a holiday let business. Set 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 hard standing driveway providing off-road parking and access to a detached double garage. To the front, a paved pathway leads to a private, neatly maintained lawn garden with mature shrubs, the annexe with its own terrace and steps to the main house where decorative balustrade surrounds a porch. To the rear, there is an enclosed lawn garden, a further terrace and a timber walkway providing access to the private quay headed mooring, and stunning views along the river.





STOBART
& HURRELL

- DETACHED RIVERSIDE PROPERTY
- PICTURESQUE RIVERSIDE VILLAGE
- SEPARATE ONE BEDROOM ANNEXE

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

- OFF-ROAD PARKING & DOUBLE GARAGE
- THREE BEDROOMS, TWO WITH EN-SUITES
- APPROX. TEN MILES TO NORWICH & THIRTEEN TO COASTLINE

Recently refurbished with bright and modern presentation throughout, the property's main entrance leads into a hallway where separate internal doors lead into a family shower room and two bedrooms, one with an en-suite, walk in wardrobes and double doors that open out to the mooring. Sliding doors from the hallway lead into the heart of the home, an open plan kitchen, lounge and dining room with an adjoining garden room, where two sets of double doors provide access to the rear garden. The separate annexe provides for additional accommodation or office space and includes a sitting room/bedroom with en-suite shower.

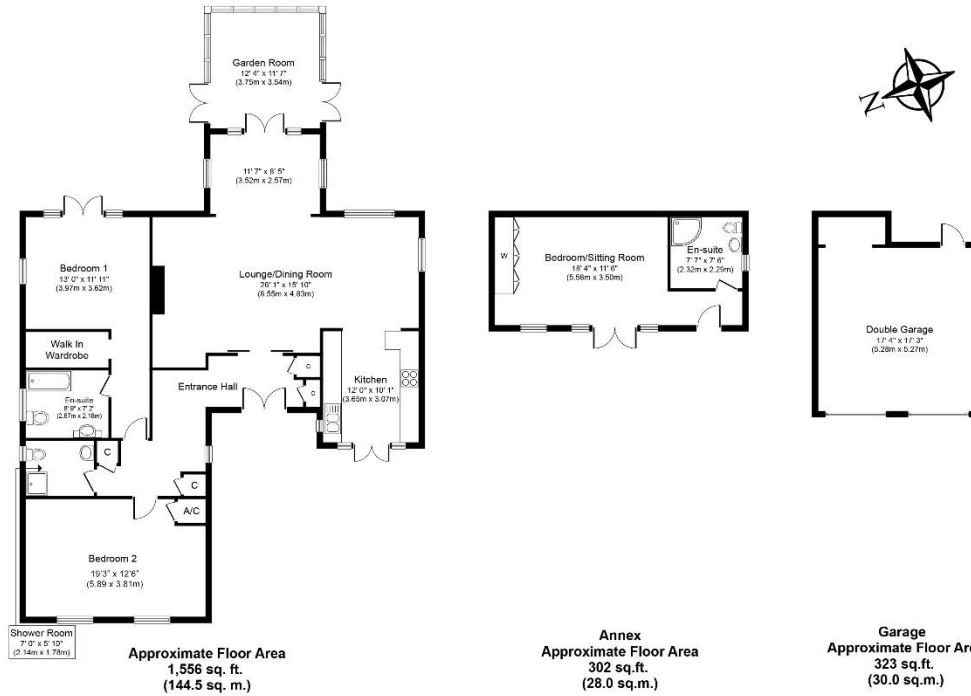
Suncot further benefits from its proximity to the Broads village of Wroxham & Hoveton, crowned the Broad's Capital, where there is easy access to the local amenities including a village hall, supermarket, post office, doctors' surgery, dentist, riverside cafes and restaurants, a railway station and schooling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





ena

STOBART
& HURRELL



Shower Room
7' 0" x 5' 12"
(2.14m x 1.79m)

Approximate Floor Area
1,556 sq. ft.
(144.5 sq. m.)

Annex
Approximate Floor Area
302 sq.ft.
(28.0 sq.m.)

Garage
Approximate Floor Area
323 sq.ft.
(30.0 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	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		















STOBART & HURRELL



STOBART & HURRELL



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	



Come in and meet us, visit us on line or call and speak to one of the team to learn more.

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

