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## Clipper Quay, The Rhond, Hoveton, Norfolk, NR12 8UE

Clipper Quay is a neatly presented, mid-terraced riverside property, located within the heart of the renowned Norfolk Broads, that presents as an ideal family home, idyllic escape to the country or as a holiday let business. Set on a private, no through road, it enjoys a tranquil position set along the river Bure and benefits from its own quay headed mooring, measuring around thirty-six feet.

Set back from the road, the property is approached over a shingle driveway providing off-road parking and access to an integral garage. To the rear, a paved terrace extends away to a lawn garden, bordered by mature hedging, that leads to a timber slipway providing access to the private quay headed mooring and view out along the river.

Clipper Quay's main entrance leads through into a hallway where separate internal doors provide access to a cloakroom, a kitchen and a generous lounge dining room, with feature brick fireplace and double doors that overlook and open out to the rear garden. To the first floor, a family bathroom and three double bedrooms, the master with an en-suite and dressing area, complete the accommodation.

The property 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.



Terraced



House



Older



2 Bathrooms  
1 Cloakroom



1 Reception



3 Bedrooms



Tax Band E

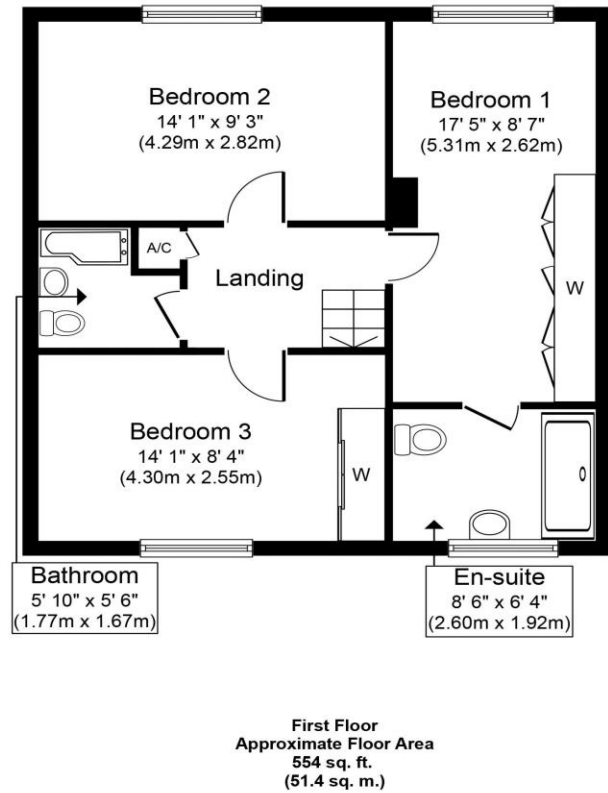
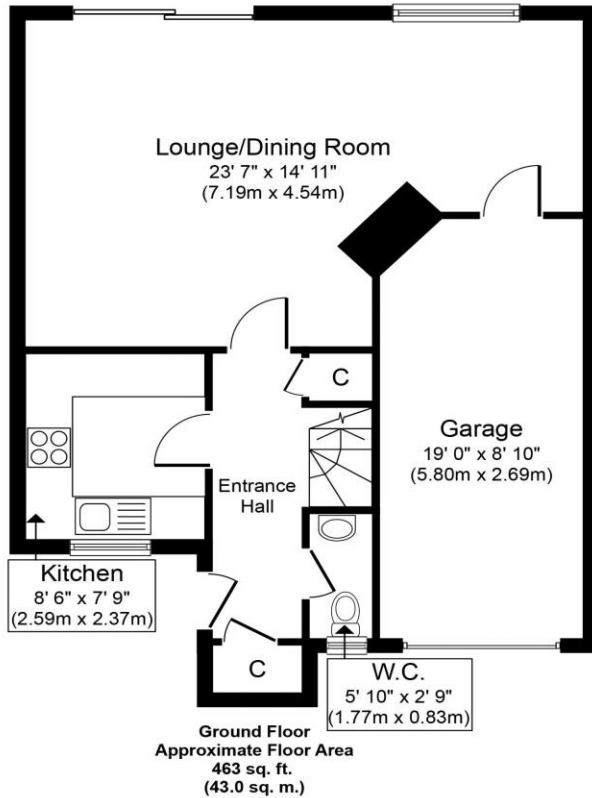


Off-Road  
Parking



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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Stobart & Hurrell

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