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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



# Grange Close, Hoveton, Norfolk, NR12 8EB

A detached bungalow ideal as a home for a family or a couple looking to relocate and enjoy single storey living with space for visiting friends and relatives.

Located in a cul-de-sac on the fringe of Hoveton, in a part of the Norfolk Broads particularly revered by those seeking relaxation within a village community close to local amenities that include a doctor's surgery, dentist, post office, banks, schools. Independent shops and riverside eateries.

Set back from the road, the property is approached over a brick weave driveway providing off-road parking and access to a front lawn garden and a garage. To the rear, a generous south east facing garden with paved walkways is overlooked by distant field views.

The property enters into an entrance hallway where separate internal doors lead into three bedrooms, one with built in storage, a family bathroom and a spacious lounge with feature fireplace. To the rear of the property, a generous kitchen dining room with access to the rear garden completes the accommodation. With all year-round appeal, the property benefits from its location in the famous Norfolk Broads village of Wroxham & Hoveton - crowned the Broads Capital.

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

Agent's Note - The property is subject to grant of probate.



Detached



Bungalow



Older



1 Bathroom



1 Reception



3 Bedrooms



Tax Band C

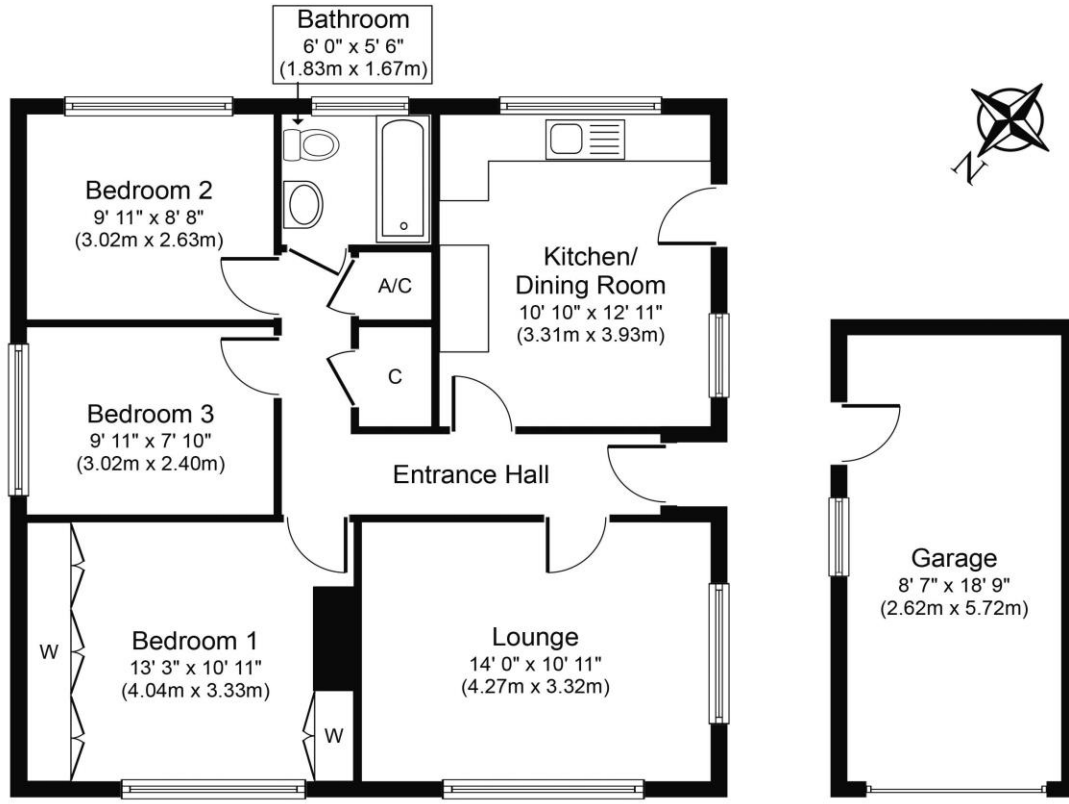


Off-Road  
Parking



Garage





**Approximate Floor Area**  
**762 sq. ft.**  
**(70.8 sq. m.)**

**Garage**  
**Approximate Floor Area**  
**161 sq. ft.**  
**(15.0 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		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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