

THE STORY OF

Burwood House

Hoveton, Norfolk

SOWERBYS



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Hoveton, Norfolk
NR12 8JW

Elevated Plot Overlooking Little Hoveton Broad

Three Reception Rooms

Fitted Kitchen/Breakfast Room

Two Studies

Utility Room and Cloakroom

Principal Bedroom with Dressing
Room, En-Suite and Balcony

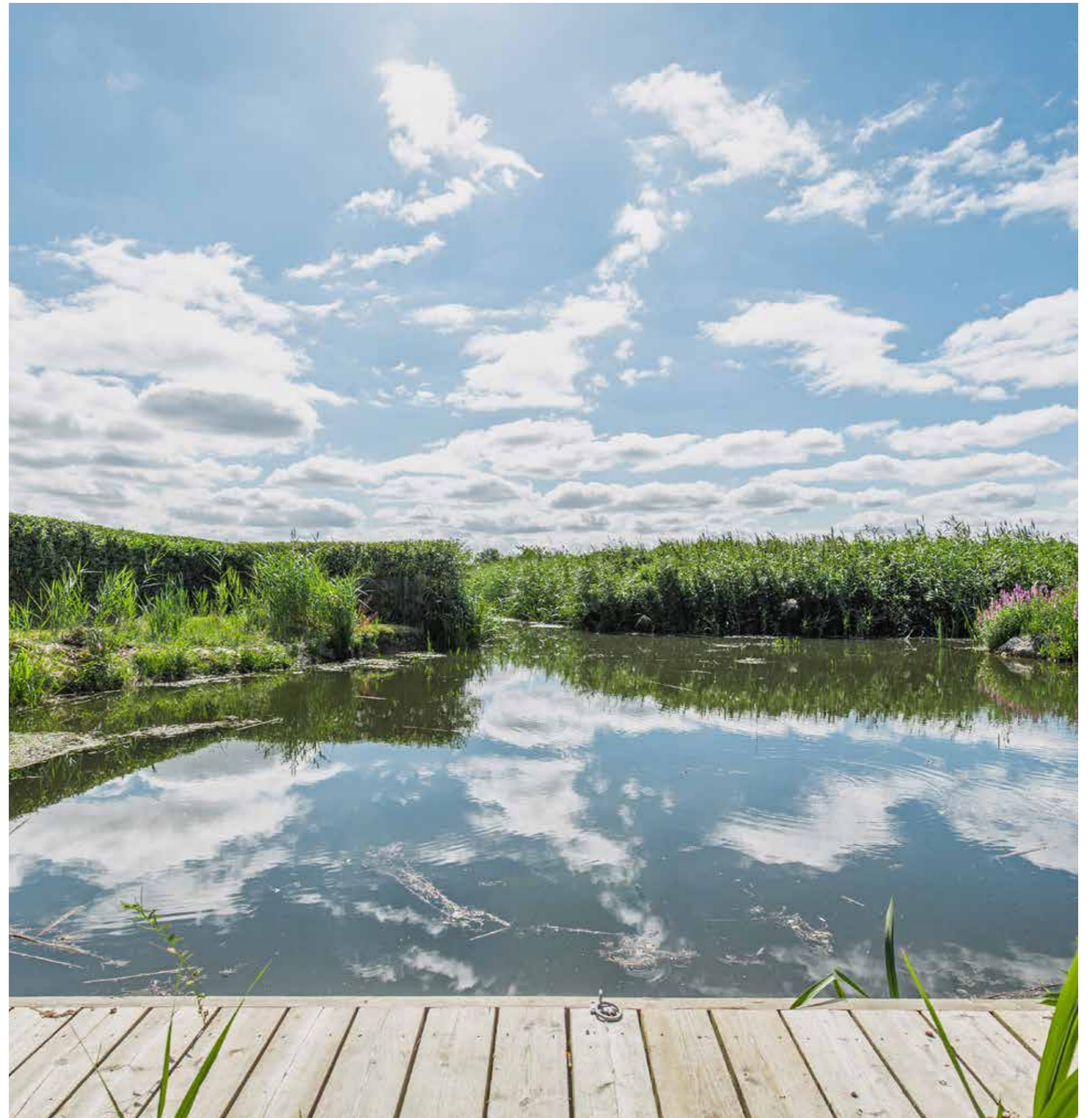
Four Further Bedrooms, En-
Suite and Family Bathroom

Established Grounds and Detached Garage

Private Mooring

Most Popular Location

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This beautifully proportioned home occupies an exceptional elevated position, offering magnificent views over Little Hoveton Broad, also known as Black Horse Broad. Tucked away from the road, the property is accessed through gates leading to a driveway and double garage. The well-established grounds feature a front garden with mature boundary hedging and a manicured lawn.

Inside, the residence boasts versatile accommodation. The spacious entrance hall features a striking designed floor, setting the tone for the rest of the home. The highlight is the sitting room, offering stunning views and direct access to the terrace. Ideal for entertaining, the well-appointed dining room complements a versatile room that has served both as a gym and a cosy sitting area. The fitted kitchen provides ample storage and workspace, complemented by a convenient utility room, cloakroom, and two studies that offer flexibility for various uses.

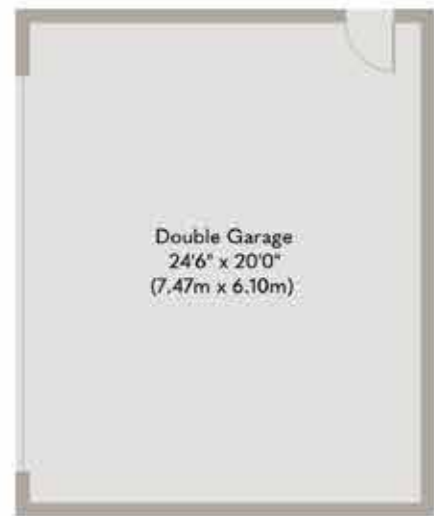
Upstairs, the first floor hosts the principal bedroom, complete with a balcony overlooking the breathtaking views, a dressing room, and an en suite bathroom. Additionally, there are four further bedrooms, a family bathroom, and an additional en-suite.

Stepping outside to the rear, the sense of tranquillity and connection with nature is palpable, with uninterrupted views of the broad. A sweeping lawn leads down to private mooring. The grounds extend to approximately one acre (STMS).





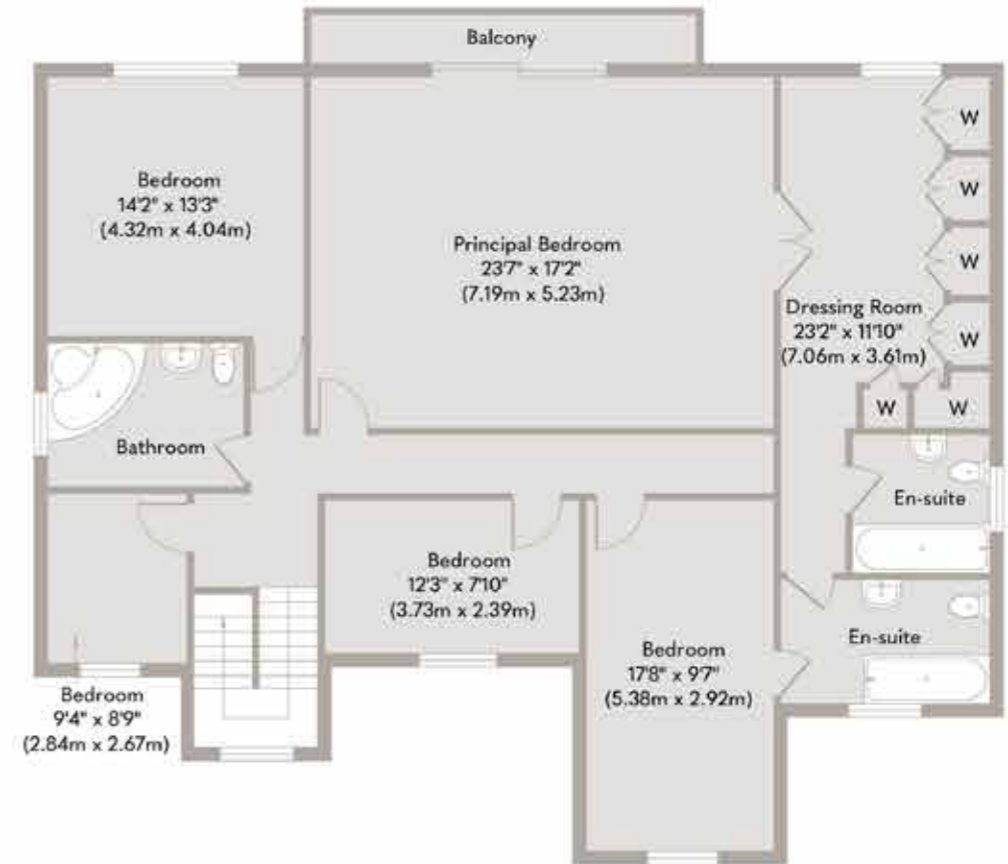




Garage
Approximate Floor Area
490 sq. ft
(45.52 sq. m)



Ground Floor
Approximate Floor Area
2093 sq. ft
(194.44 sq. m)



First Floor
Approximate Floor Area
1572 sq. ft
(146.00 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. 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.
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Hoveton

DISCOVER HOVETON: WHERE BOATING CULTURE THRIVES

Situated a short commute away from Norwich with its many amenities, Hoveton and Wroxham are renowned for their boating culture.

Standing on the river Bure, the village is divided by the river and shares its many attractions with the neighbouring Wroxham. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone.

If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring. If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham. A fun family day out can be had at Wroxham barns where crafts activities and a Junior Zoo are two of the many activities to enjoy, finishing off with a piece of homemade cake or perhaps a Norfolk brewed cider.

For sailing enthusiasts, the Norfolk Broads Yacht Club is situated close by, offering a large club house, ample mooring and many organised events for both members and guests. A gem in the Norfolk countryside, Wroxham offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.



Note from the Vendor



“In the winter if its cold enough the broad freezes over and wildlife visits my home.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref:- 9160-2927-3129-2392-2335

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///luckier.underway.upwardly

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SOWERBYS

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for the homeless

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