



49 Stalham Road | Hoveton | Norwich | NR12 8DU

£725,000

GUIDE PRICE: £725,000 - £750,000 ****UNIQUE DETACHED FAMILY HOME WITH A SUBSTANTIAL REAR GARDEN AND DOUBLE GARAGE**** Gilson Bailey are delighted to offer this **SIMPLY STUNNING** and **INCREDIBLY SPACIOUS**, **FOUR BEDROOM**, **EXTENDED**, **DETACHED FAMILY HOME** situated on a good sized plot in the highly sought after village of Hoveton. Accommodation comprising a grand entrance hall, **OPEN PLAN KITCHEN/LIVING AREA** with underfloor heating, utility room, lounge, office, conservatory and WC to the ground floor. On the first floor there are **FOUR DOUBLE BEDROOMS** and a modern fitted Jack and Jill bathroom with bedroom two also having an en-suite shower room. Outside there is a **SHINGLED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING** leading to a **DOUBLE GARAGE** with power and lighting. To the rear there is a **PRIVATE LAWNED GARDEN** with a cosy seating area and BBQ area ideal for entertaining and alfresco dining. The house benefits from double glazing, gas heating and has been modernised to a very high standard throughout by the current vendors. The property makes the perfect family home so be quick to book a viewing to appreciate the size, quality and location on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Location

Hoveton is a highly sought after Broadland village with amenities including schooling, shops, popular local pubs and restaurants. The neighbouring iconic village of Wroxham offers a further range of amenities along with the stunning Norfolk Broads. There are regular public transport links to and from the historic and cultural City of Norwich.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/living area, office, WC and stairs to first floor landing.

Lounge 14'4" x 11'0"

Two double glazed windows, radiator, fireplace, sliding patio doors.

Kitchen/Living Area 25'5" x 19'7"

Fitted base units with worktops over, centre island, sink and drainer, fitted hob and double oven, space for fridge/freezer and dishwasher, underfloor heating, pantry, double glazed window, bi-fold patio doors, double doors to bar.

Utility Room 12'8" x 5'5"

Fitted base units with worktops over, space for washing machine, door to side.

Office 13'0" x 7'1"

Double glazed window, radiator, fitted cupboards.

Conservatory 11'8" x 7'0"

Door to garden.

WC 6'1" x 5'1"

Low level WC, hand wash basin.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 19'8" x 14'7"

Double glazed window, radiator, ample wardrobe space, door to bathroom.

Bedroom Two 14'2" x 9'3"

Two double glazed windows, radiator.

En-Suite 7'5" x 2'10"

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor.

Bedroom Three 16'3" x 9'9"

Two double glazed windows, two radiators, built in wardrobes.

Bedroom Four 13'6" x 8'11"

Double glazed window, radiator.

Bathroom 10'5" x 7'10"

Walk-in shower cubicle with rainfall shower, rolltop bath, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Large shingled driveway providing ample off road parking enclosed by fencing with side gate access.

Double Garage 19'4" x 18'10"

Outside Rear

Lawned garden and secluded patio seating area covered by a pergola, mature plants, shrubs and trees, BBQ area, enclosed by timber fencing with side gate access.

Local Authority

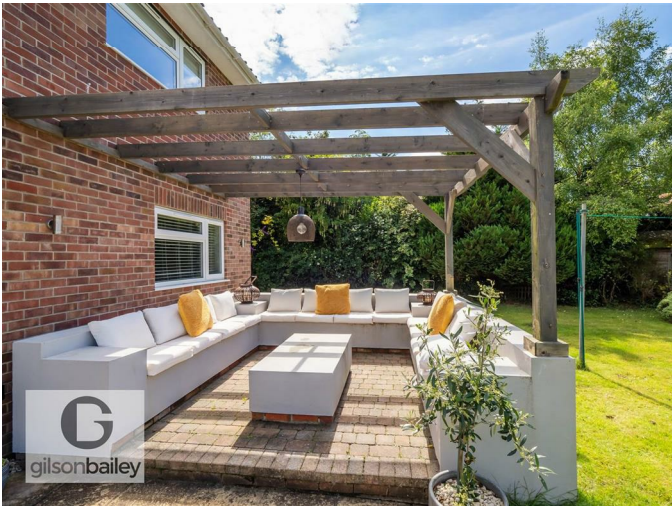
North Norfolk District Council, Tax Band D.

Tenure


Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tenure

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.