



MEADOW DRIVE, HOVETON
OFFERS OVER £700,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



MEADOW DRIVE, HOVETON, NORFOLK NR12 8UN

- 4 bedrooms, 3 bath/shower rooms
- Private mooring just off the River Bure
- Garage and off road parking
- Enclosed balcony with impressive views
- Wrap around conservatory
- Within walking distance of the centre of Wroxham
- Sought after location

A perfectly placed and well presented detached waterside residence, set within walking distance of the centre of Wroxham, with a private mooring just off the River Bure.

With generous and versatile accommodation that consists of an entrance porch, entrance hall, spacious, refitted kitchen/breakfast room, utility room, impressive dual aspect living room, L-shaped wrap around conservatory leading out onto the sun deck with views out over the water. Ground floor bedroom/study and shower room.

On the first floor the master bedroom has extensive built in wardrobes and a stunning enclosed balcony with panoramic views, and there is an en-suite shower room. Bedrooms 2 and 3 are both doubles, served by a family bathroom.

Outside, there is a gravel driveway with space for several cars leading to a garage.

The rear garden is laid to lawn with a large sun deck looking out over the mooring and the water beyond. The private mooring extends to approximately 32ft with the main river only 150 metres away.

Features include all mains services, gas fired central heating and full sealed unit double glazing.

With full residential status, this property is equally suitable as a permanent home, well appointed second home or as a successful holiday let.

The centre of Wroxham, with a comprehensive range of amenities, is approximately half a mile away.



ACCOMMODATION

Entrance Porch

Of UPVC sealed unit double glazed construction, triple aspect.

Entrance Hall

Coved ceiling, radiator, laminate flooring, staircase to first floor.

Utility Room: 8'3" x 4'8"

Window to front aspect, plumbing for washing machine, wall mounted gas fired central heating boiler. Laminate flooring, panelled door.

Shower Room

Low level w/c, vanity wash basin, shower enclosure, tiled walls, coved ceiling, radiator, window to side, laminate flooring, panelled door.

Kitchen/Breakfast Room: 15'9" x 11'6"

Fully refitted with an extensive range of contemporary high gloss handle-less units with breakfast bar, 1½ sink unit and drainer, built in oven, hob and extractor hob with plumbing for a dishwasher. Dual aspect with windows to front and side and a door to the conservatory. Laminate flooring, radiator, coved ceiling.

Living Room: 23'4" x 16'7"

Spacious, dual aspect living space with two sets of sliding doors leading to the conservatory. Laminate flooring, two radiators, coved ceiling.

L-Shaped Wrap Around Conservatory: 27' x 6'6" + 23'11" x 4'8"

Of UPVC sealed unit double glazed construction with full length picture windows looking out over the garden and the water beyond. Doors leading out onto the sun deck. Two radiators, laminate flooring.





Bedroom 4/Study: 12'4" x 9'8" (8'3" min)

Dual aspect with fitted blinds, radiator.

FIRST FLOOR

Landing

Coved ceiling, radiator, loft access.

Master Bedroom: 16'9" (10'11" min) x 13'2"

Double and triple built in wardrobes. Radiator, panelled door, enclosed balcony with panoramic views.

En-Suite Shower Room

Vanity wash basin, shower enclosure, low level w/c, heated towel rail, partially tiled walls, window to side.

Bedroom 2: 12'9" x 9'9"

Window to side, radiator, built in double wardrobes.

Bedroom 3: 10'1" x 8'3"

Window to front aspect, coved ceiling, built in wardrobe, radiator.

Bathroom

Panelled bath with shower, low level w/c, vanity wash basin, radiator, fully tiled walls.





OUTSIDE

Approached via a five bar gate with a gravel driveway providing parking for several cars leading in turn to a garage.

Gated access to the rear garden which is laid mainly to lawn with a variety of flower and shrub borders. A large raised sun deck is the perfect spot to barbecue and sunbathe with a small additional decked area adjacent to the water, perfect for fishing.

The quay headed mooring extends to approximately 32ft with easy access out onto the River Bure.

ADDITIONAL INFORMATION

Freehold

All mains services

Access via a private roadway

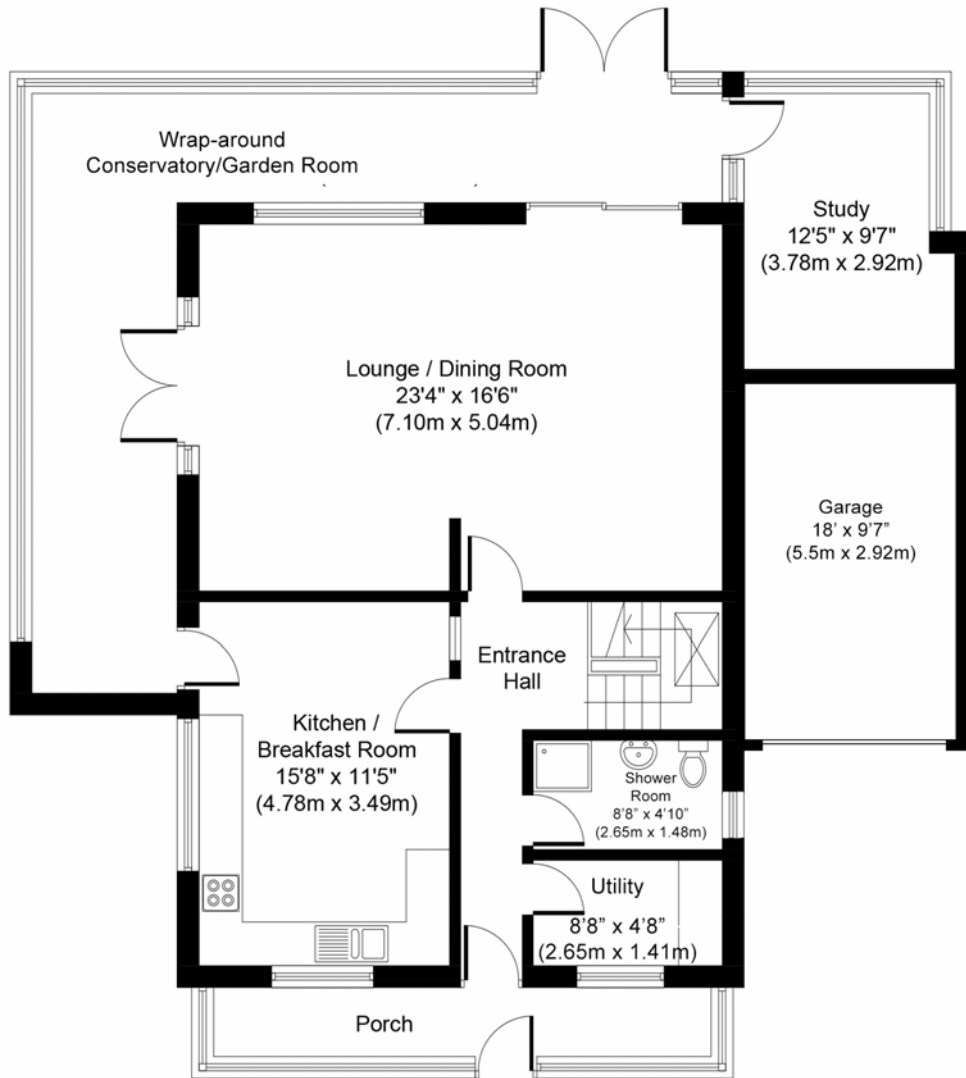
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

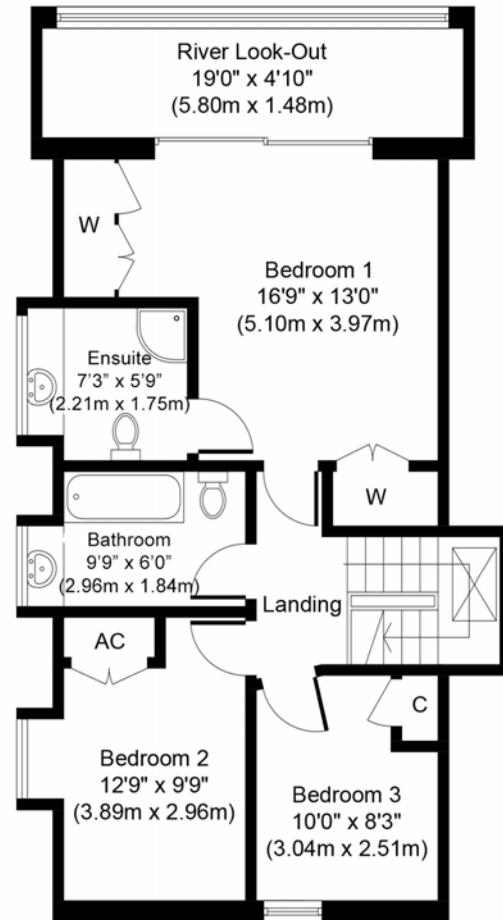
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.








Ground Floor
Approximate Floor Area
1349 Sq. ft.
(125.3 Sq. m.)



First Floor
Approximate Floor Area
713 Sq. ft.
(66.2 Sq. m.)



PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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