



St. Margarets Gardens, Hoveton - NR12 8DN



St. Margarets Gardens

Hoveton, Norwich

NO CHAIN. Situated within a popular OVER 55's DEVELOPMENT in a central Hoveton/Wroxham location, offering PEACE OF MIND, the home features a 24/7 ALARM PULL CORD system for added safety. Boasting convenient SELF-CONTAINED ACCESS, residents can enjoy the ease of ALLOCATED PARKING within the vicinity. The interior of the property offers SCOPE TO PERSONALISE, whilst comprising a charming 15' SITTING ROOM illuminated by twin windows, complemented by a well-equipped FITTED KITCHEN with essential cooking appliances. Further enhancing the accommodation is the generously proportioned 12' DOUBLE BEDROOM complete with fitted furniture, along with a family bathroom featuring a SHOWER over the bath for added comfort and convenience.

Council Tax band: B

Tenure: Leasehold

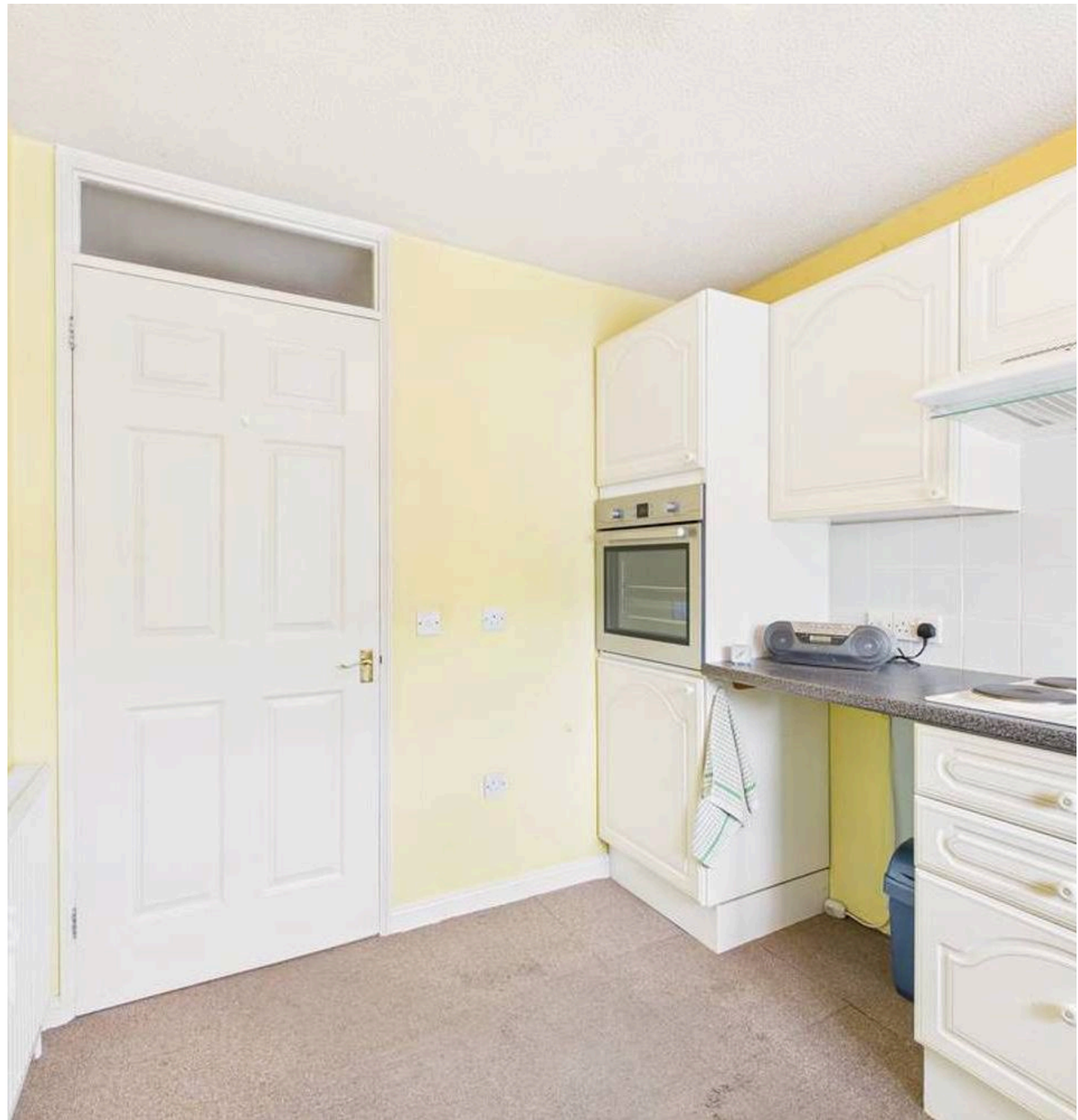
EPC Energy Efficiency Rating: D

- No Chain
- Popular Over 55's Development in Central Hoveton/Wroxham Location
- Self Contained Access
- 15' Sitting Room with Twin Windows
- Fitted Kitchen with Cooking appliances
- 12' Double Bedroom with Fitted Furniture
- Family Bathroom with Shower Over the Bath
- Allocated Parking

The property is located just beyond the village centre of Hoveton/Wroxham which has an extensive range of amenities, within easy walking distance, including supermarket, shops, doctor's surgery, banks, schools and a wide range of boating facilities. There is also a rail link to Norwich and regular bus service, with great access to the Broadland North-way within a short drive.

SETTING THE SCENE

Set back from the road at the end of this quiet cul-de-sac. Off road parking can be found to the rear of the property whilst the apartment offers an easily accessible private entrance.



THE GRAND TOUR

Stepping inside to the welcoming entrance lobby, stairs rise to the apartment where you are greeted by a carpeted landing opening to all the living accommodation, benefiting from large integrated storage spaces with an airing cupboard on the right and double doored deceptively deep cupboard on the left. Immediately to the right, the 15' sitting room can be found, enjoying a front facing aspect with uPVC double glazed windows and twin radiators keep the room warm year round. Carpeted flooring can be found underfoot, whilst this well proportioned space allows for a range of soft furnishing configurations. Adjacent, the three piece bathroom can be found with a large radiator and shower over the bath with with a glass splashback and largely tiled surrounds. Moving to the end of the hallway, the well sized double bedroom enjoys a rear facing aspect with fitted wardrobes to one side and ample space for further dressing furniture. At the end of hallway the fitted kitchen can be found offering a range of wall and base storage cupboards including an integral oven, four ring electric hob and extractor above with under counter plumbing available for a washing machine or dishwasher.

FIND US

Postcode : NR12 8DN

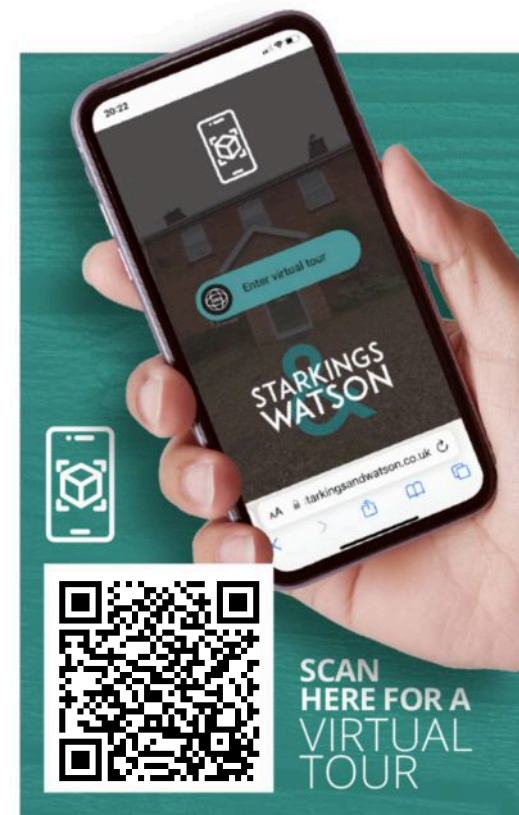
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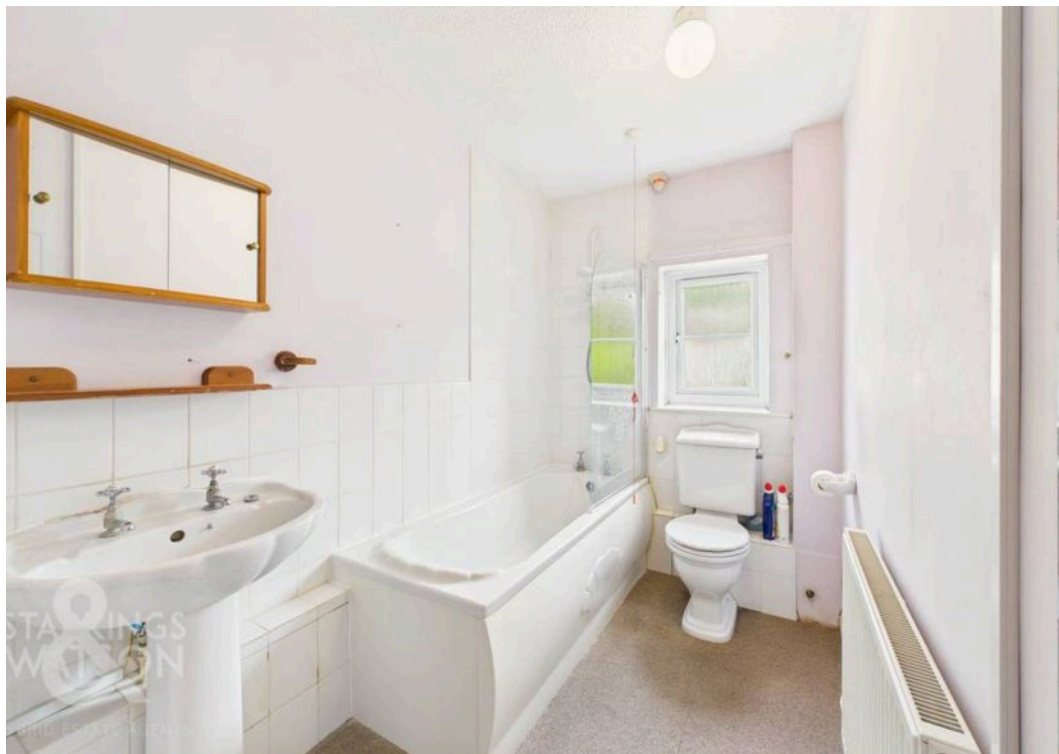
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

This property is offered on a leasehold basis with 62 years remaining, available to Over 55's only. A monthly service charge is payable in the region of £188 PCM.



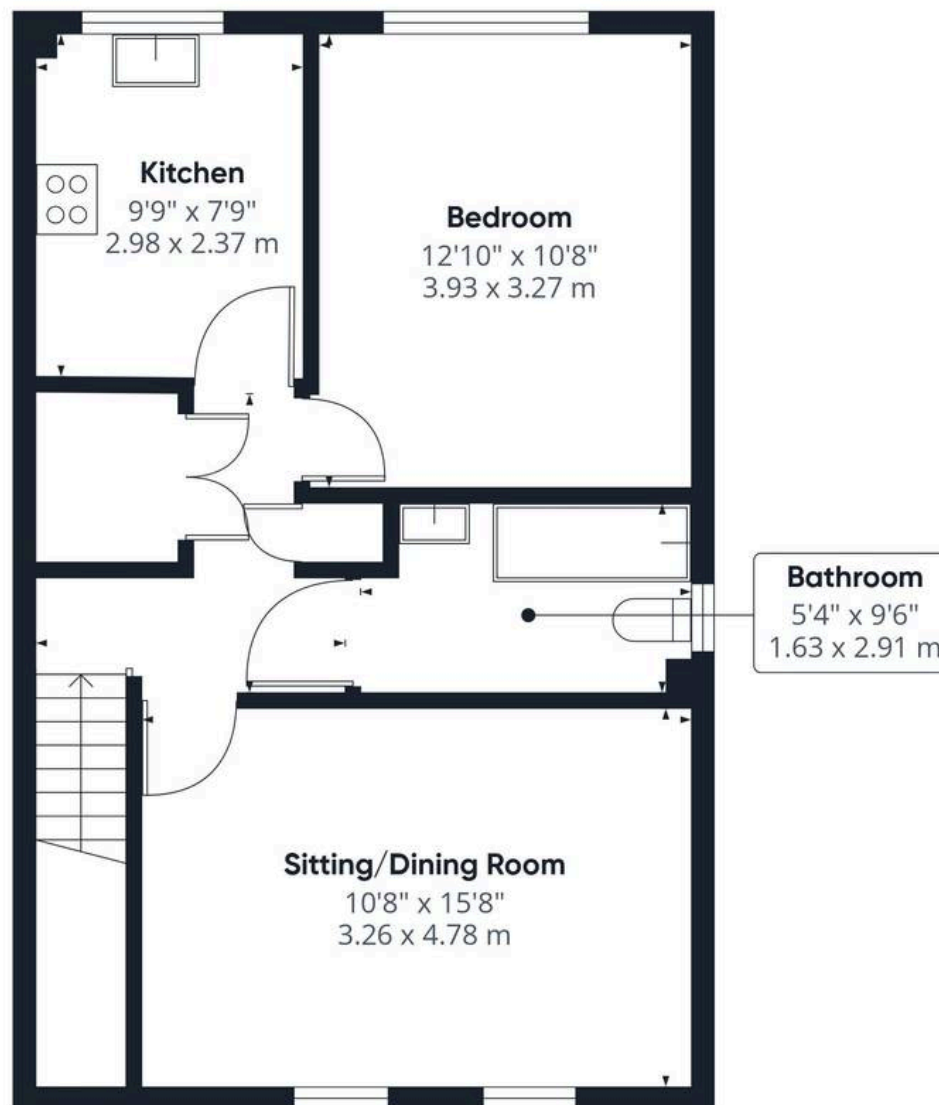




THE GREAT OUTDOORS

Hoveton village hall and community fields and Wroxham village centre are within walking distance, the gate way to the Norfolk broads. Good transport links including the train station and bus routes are also in close proximity.





Floor 1

Approximate total area⁽¹⁾

548 ft²

51.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.