

SALES & LETTINGS

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Acorn Lodge, Summer Drive, Hoveton, Norfolk, NR12 8DY

An exceptionally large, versatile property that benefits from its discreet location along a private road, rear garden facing south, reassuringly positioned behind electric gates within an enclosed plot that has been cleverly designed to enjoy spacious tranquil living. Ideal as a generous family home with multi-generational accommodation. The property also benefits from efficient underfloor heating via air heat source pump and all floors tiled with Porcelanosa tiles.

Located in the popular village of Hoveton, a part of the broads particularly revered by families and couples seeking recreation and relaxation on the waters of the Norfolk Broads in a village close to local amenities, to include a village hall, supermarket, banks, post office, doctors' surgery, dentist, cafes and restaurants, a railway station accessing Norwich and the coast and schooling for all ages.

The property is set back from the road and approached over a broad brick weave driveway leading to a three-car garage with an up and over electric roller door. The garage is fully cavity walled and loft insulated with tiled floor, allowing the possibility of converting into a further two bedrooms with a large en-suite. The other end of the property has sufficient area for the storage of a campervan/caravan or boat. There is also the possibility of the construction of an additional four car garage (subject to planning permission). To the side and rear sun terraces are bordered by colourful landscaped gardens.





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- NO CHAIN
- ON A PRIVATE ROAD
- DETACHED BUNGALOW
- WALKING DISTANCE TO AMENITIES

- FOUR BEDROOMS, THREE EN-SUITE
- ENCLOSED PLOT WITH ELECTRIC GATE
- SPACIOUS VERSATILE ACCOMMODATION
- AMPLE OFF-ROAD PARKING & TRIPLE GARAGE

- DESIRABLE LOCATION WITHIN NORFOLK BROADS
- SUPER STUDY/OFFICE FOR WORKING FROM HOME
- BEDSIT SUITABLE FOR INDEPENDENT PERSON OR LIVE-IN CARER
- PROPERTY CONSTRUCTED WITH DECORATIVE EXTERNAL FEATURES

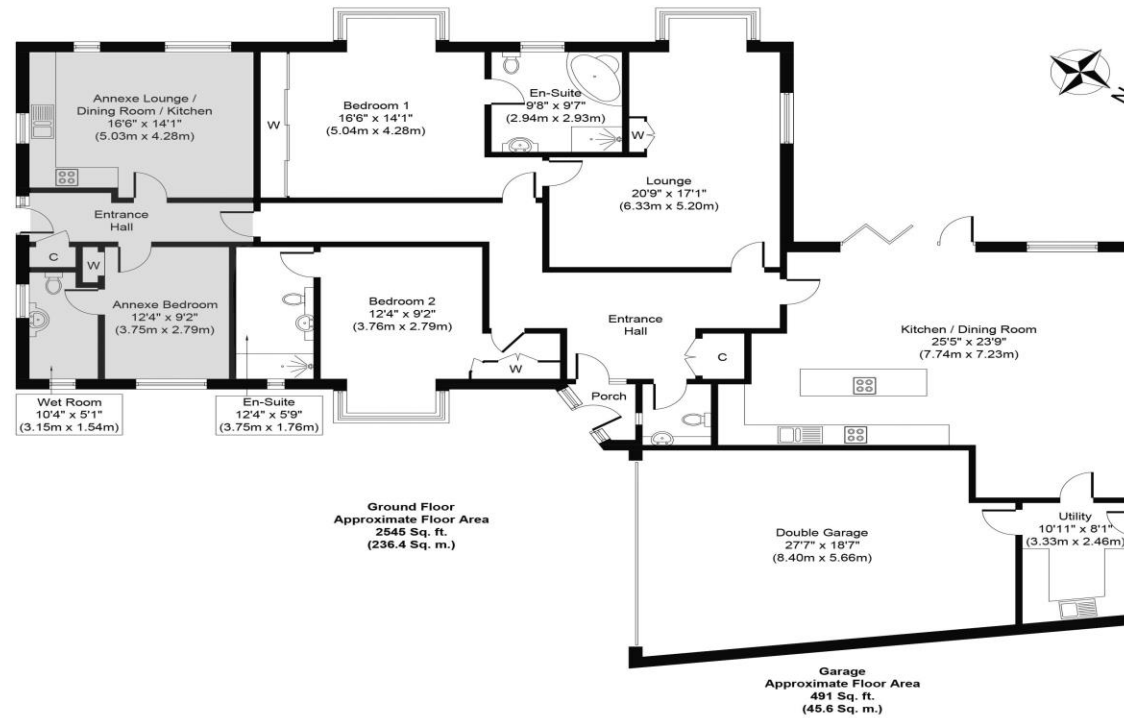
Arranged over one floor, the main property enters via an enclosed porch that leads into a broad entrance hallway where separate internal doors lead into a cloakroom, and two double bedrooms, both with built in wardrobes and large bath and shower rooms. From bedroom one a door leads through to a sitting room/study/office with a large bay window, which can also be accessed from the main hallway. The residence is completed by a stunning kitchen dining room (family room) with bi-folding doors leading onto a south facing terrace. There is also a large utility room with access to the garage and garden. The inner hall leads to a further two bedrooms, one double bedroom with a wet room and the other has facility for a bed sitting room for independent living.

Ideal for relaxation on your doorstep of the Broads waters, or access to the capital city of Norwich or simply the sandy beaches of the North Norfolk coastline; Wroxham & Hoveton lays within a short journey of each by road or rail.





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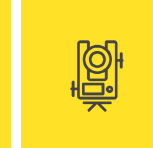
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.

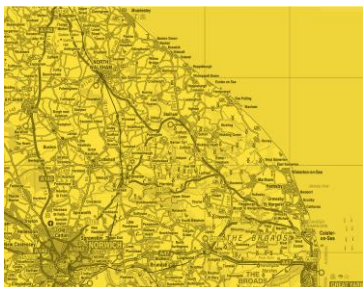
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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