

SALES & LETTINGS

STOBART  
& HURRELL



STOBART  
& HURRELL

WE BRING PEOPLE AND PROPERTY TOGETHER





STOBART  
& HURRELL

---

# Summer Drive, Hoveton, Norfolk, NR12 8DY

---

A detached bungalow that enjoys a discrete setting off a private no through road and located on a generous plot of approximately one quarter of an acre. Conveniently situated within the famous Norfolk Broads village of Wroxham & Hoveton, crowned the Broad's Capital, the property benefits from easy access to the local amenities that include a village hall, supermarket, post office, doctors' surgery, dentist, riverside cafes and restaurants, a railway station and schooling for all ages.

Set back from the road, the property is approached over a brick weave driveway proving ample off-road parking and access to a double garage and a front lawn garden. To the rear, a paved terrace extends away to a neatly maintained and generous lawn garden with shingle walkways and bordered by mature shrubs and trees.





STOBART  
& HURRELL

- THREE BEDROOMS
- DETACHED BUNGALOW
- MATURE LAWN GARDENS

- NORFOLK BROADS CAPITAL
- PRIVATE NO-THROUGH ROAD
- WELL-PRESENTED THROUGHOUT

- OFF-ROAD PARKING & DOUBLE GARAGE
- ACCESS TO CITY OR COAST BY ROAD OR RAIL
- PLOT EXTENDING TO A QUARTER OF AN ACRE

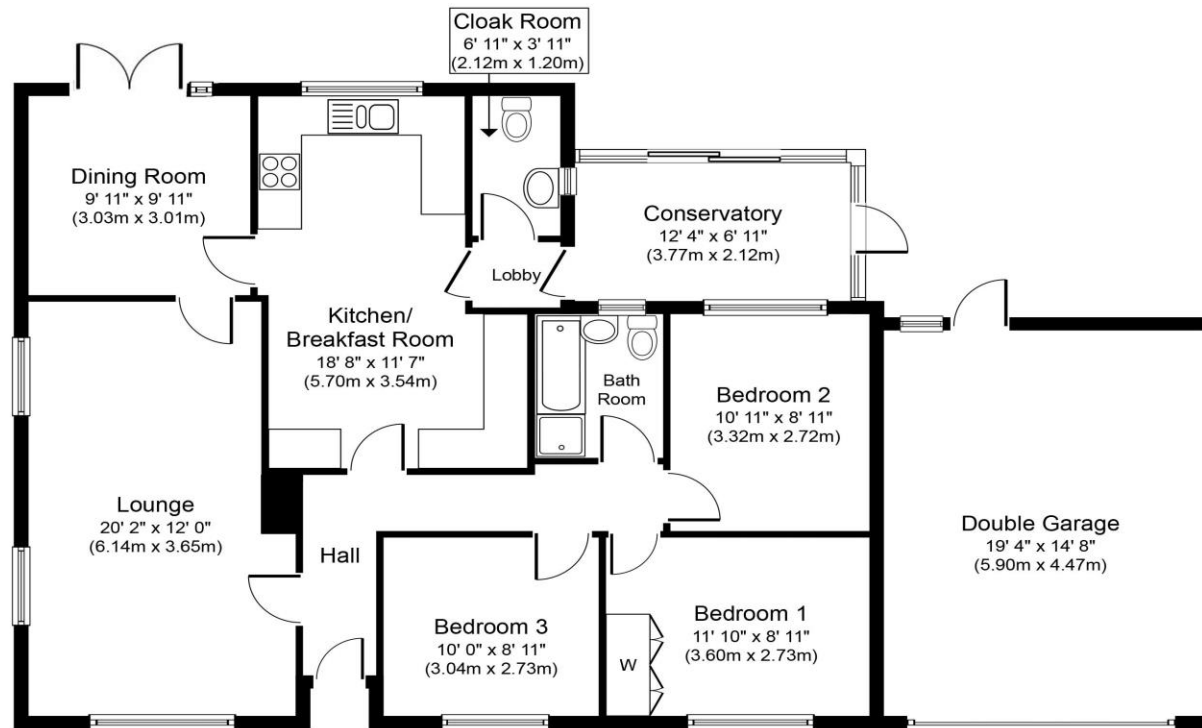
Well-presented throughout, the bungalow enters into a bright hallway where separate internal doors lead into a family bathroom, and three bedrooms, one with built in storage. A Further door from the hallway lead into a lounge with a feature multi-burner fireplace and access to a separate dining room with double doors that overlook and open out to the rear garden. From the dining room there is access to a bright kitchen breakfast room, with a separate cloakroom, and an adjoining conservatory.

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





**STOBART  
& HURRELL**



Approximate Floor Area  
**1,109 sq. ft.**  
**(103.0 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	42 E	
21-38	F		
1-20	G		





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

						
Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



Come in and meet us, visit us on line or call and speak to one of the team to learn more.

Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)  
[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)

01603 782 782

