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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Stalham Road, Hoveton, Norfolk, NR12 8DU

A detached bungalow, set on a generous plot approaching one third of an acre, located in the famous Norfolk Broads village of Hoveton and Wroxham, crowned the Broad's capital and well situated to access the schools and other local amenities including Roys department and superstore, doctors, dentist, post office and numerous riverside cafes and restaurants.

Set back and screened from the road by natural hedging the property is approached over a generous shingle driveway providing ample off-road parking and access to a garage. To the rear, a paved terrace extends away to a generous and neatly maintained, north east facing, lawn garden bordered with mature shrubs, a green house and outbuildings.

Well-presented throughout, the property enters via an open porch into a hallway where an internal door leads into a family lounge with a bay window and a feature wood burning fireplace. Further doors from the hallway lead into a family bathroom, three bedrooms, two with built in storage and the master with a bay window, and an open plan kitchen dining room with a separate porch, utility cupboard and access to the rear garden.

If you are looking for recreation or relaxation on your doorstep of the Broads waters, or access to the historic city of Norwich or simply the sandy beaches of the North Norfolk coastline; Hoveton and Wroxham lay within a thirty-minute car journey of each, or a short bus or train journey.



Detached



Bungalow



Older



1 Bathroom



1 Reception



3 Bedrooms



Tax Band D

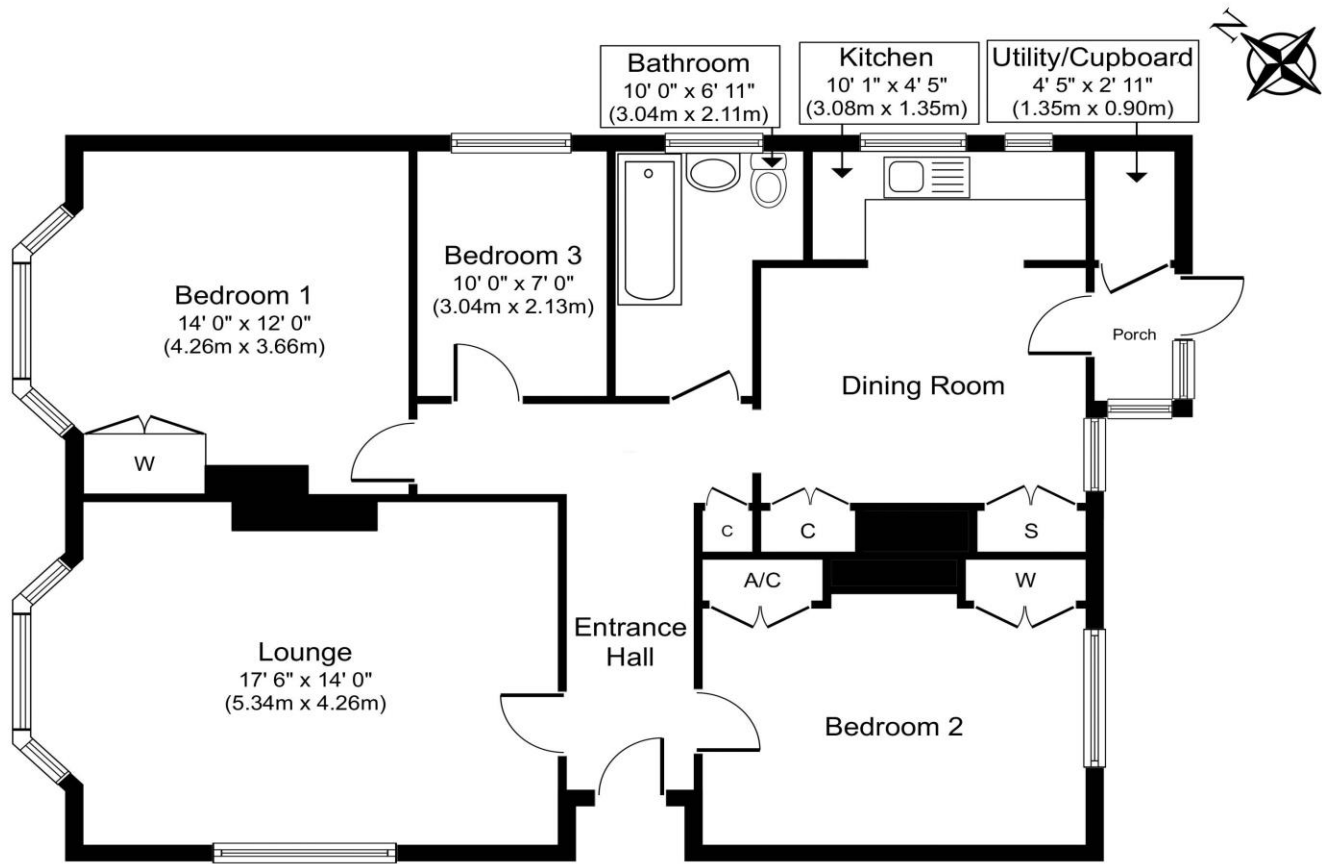


Off-Road
Parking



Garage





Approximate Floor Area
1,096 sq. ft.
(101.8 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. 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		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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