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Linton, Brimbelow Road, Hoveton, Norfolk, NR12 8UJ

A detached bungalow, with no onward chain, and approved planning permission for a single storey rear extension, planning application reference number PF/23/1166. The property has been completely refurbished by the current owners to create a modern family home, an idyllic escape to the country or as a property investment.

Located on a no through road, towards the heart of the picturesque riverside village of Hoveton, it enjoys a tranquil setting within strolling distance to the river Bure and the local amenities including schooling for all ages, independent retailers, doctors, dentist, riverside eateries and a train station.

Set on a plot of nearly quarter of an acre, the bungalow is positioned back from the road, and is approached over a generous shingle driveway providing ample off-road parking and access to a front lawn garden. To the rear, a paved terrace, ideal for alfresco dining with friends and family, extends away to raised flower beds and a neatly maintained lawn garden with a large summer house and a timber log cabin.

This ready to move into property enters via an enclosed porch and through to a hallway where separate internal doors lead into a lounge, two bedrooms, and a bright and airy kitchen dining room with access to a shower room and the rear garden.

Life at the property is further complimented in its proximity, of approximately eight miles, to Norwich city centre with its excellent retail therapy, restaurants and cafes, night life and extensive historical interest. Or for a more relaxing day out the sandy shorelines of the Norfolk coastline at Sea Palling or Waxham lie just eleven miles away.



Detached



Bungalow



Modern



1 Bathroom



Reception



2 Bedrooms



Tax Band C

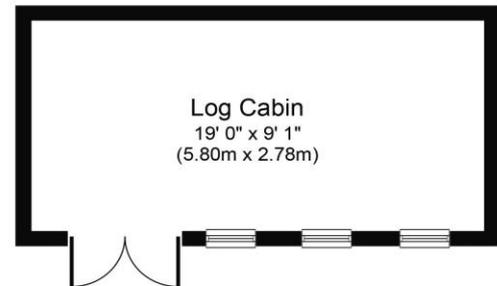
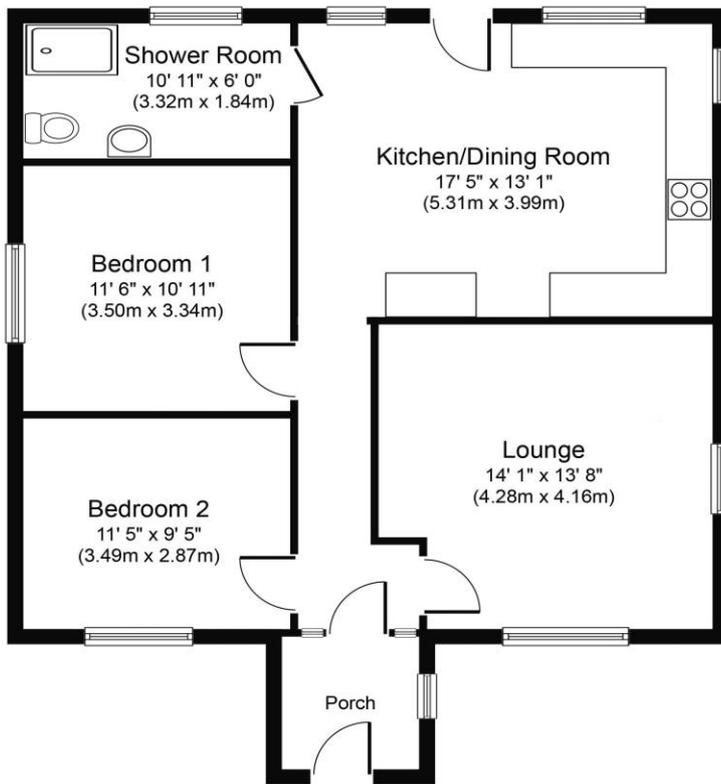


Off-Road
Parking



No Garage





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		100 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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