

SALES & LETTINGS

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# Stalham Road, Hoveton, Norfolk, NR12 8DG

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An imposing and beautifully-presented, detached family home which is ideally situated in the heart of the famous Norfolk Broads village of Hoveton and Wroxham; crowned the Broads capital, and is conveniently located within walking distance of Wroxham with local amenities to include Roys supermarket and department store, post office, doctors' surgery, dentist, riverside eateries, schooling for all ages and a train station. Screened behind a brick wall and complemented by natural high hedging the property is situated centrally on a plot extending to around a third of an acre.

It is set well back from the passing road on a slightly elevated plot, and is approached through a timber five bar gate, which opens onto a broad shingle expanse providing ample off-road parking and access to the double garage/workshop. To the far side of the property timber gates grant access to a generous rear lawn garden, bordered with paved terraces, mature shrubs and various seating areas.







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- DETACHED FAMILY HOME
- FOUR OR FIVE BEDROOMS
- VERSATILE ACCOMMODATION

- PLOT AROUND A THIRD OF AN ACRE
- SOUGHT AFTER RIVERSIDE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT

- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE
- TRAIN STATION TO HISTORIC CITY OR COASTLINE
- CENTRAL VILLAGE LOCATION & NEAR AMENITIES

Beautifully presented throughout, the property enters beneath an integral storm porch into a welcoming entrance hallway, where separate internal doors lead into a cloak room, a bright bay-fronted sitting room, a sociable kitchen dining room with double doors opening to a side terrace, a utility and a further set of double doors opening to the rear garden from a snug. To the first-floor, doors from the landing lead to a separate cloakroom, a family bath and shower room, four bedrooms, two with bay windows and fitted wardrobes, and a study or fifth bedroom completes the accommodation.

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.

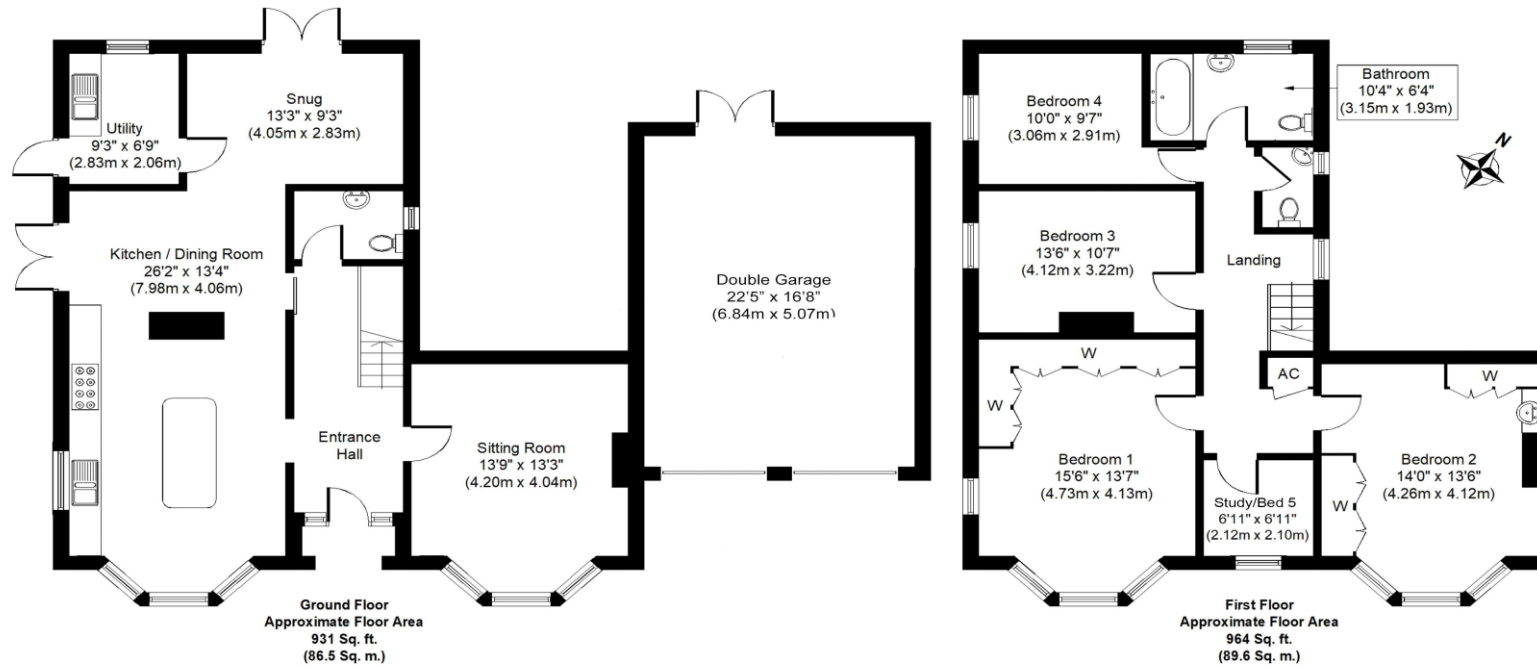






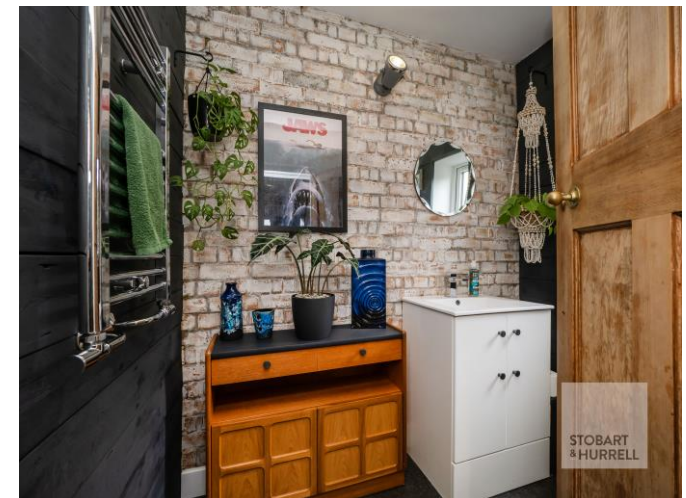
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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	70 C	77 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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