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Trail Quay Cottages, Marsh Road, Hoveton, Norfolk, NR12 8UH

A two-bedroom end of terrace property, with no onward chain, located within the heart of the renowned Norfolk Broads village of Hoveton, set on a no-through road that enjoys a tranquil position along the river Bure and benefits from allocated parking along Marsh Road as well as its own private quay headed mooring.

Set back from the road, the property is approached over a low-maintenance shingle and grass frontage with outside storage ideal for a bicycle. To the rear, wooden decking overlooks the quay headed mooring and the river Bure beyond, providing the ideal setting to relax and enjoy alfresco dining with friends and family.

The main entrance to the property provides access into a hallway where separate internal doors lead into a kitchen and a lounge dining room with patio doors that overlook and open out to the river views. To the first floor, a family bathroom, and two double bedrooms complete 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.



End Terrace



House



Older



1 Bathroom



1 Reception



2 Bedrooms



Tax Band D



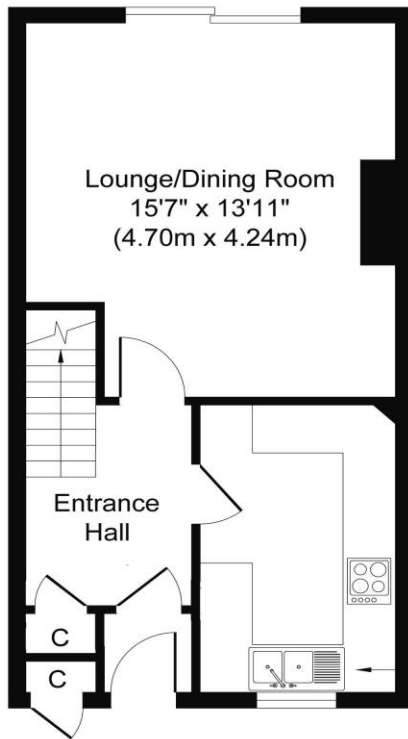
Allocated  
Parking



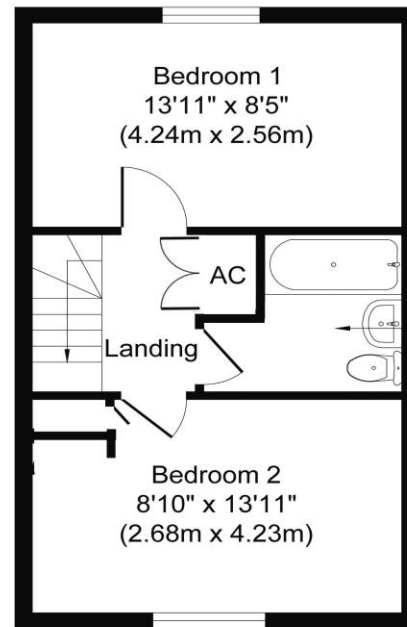
No  
Garage







**Ground Floor**  
**Approximate Floor Area**  
**384 sq. ft**  
**(35.65 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**338 sq. ft**  
**(31.41 sq. m)**

**Kitchen**  
**11'10" x 7'4"**  
**(3.61m x 2.24m)**

**Bathroom**  
**7'5" x 6'6"**  
**(2.27m x 1.97m)**



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		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**Stobart & Hurrell**

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