

**SALES & LETTINGS**

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## 30 St. Margarets Gardens, Hoveton, Norfolk, NR12 8DN

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- TWO BEDROOMS
- ENCLOSED REAR GARDEN
- GROUND FLOOR APARTMENT
- EASY ACCESS TO LOCAL AMENITIES

- CUL-DE-SAC LOCATION
- NORFOLK BROADS LOCATION
- WELL-PRESENTED THROUGHOUT
- IDEAL FIRST HOME OR INVESTMENT OPPORTUNITY

This well-presented two-bedroom ground-floor apartment offers a fantastic opportunity for first-time buyers or investors, set in a peaceful cul-de-sac in the highly sought-after riverside village of Hoveton—widely regarded as the gateway to the Norfolk Broads.

Perfectly positioned for convenience, the property is within easy walking distance of a wide range of local amenities, including shops, cafes, a doctors' surgery, dentist, and Hoveton & Wroxham train station, which provides regular rail links to the historic city of Norwich.

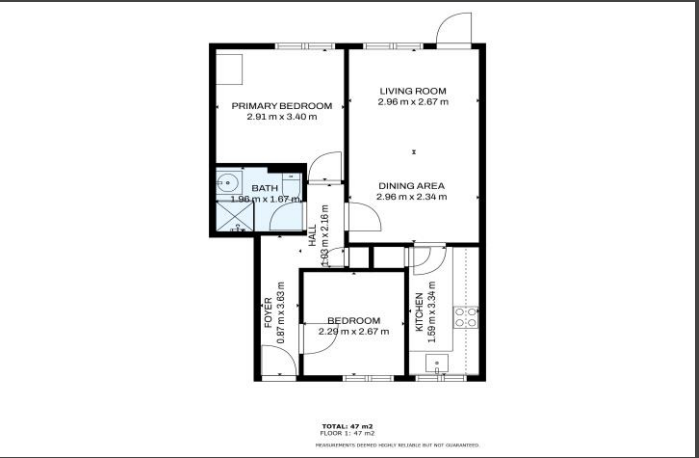
To the front, a well-maintained communal lawn offers a tranquil space for relaxation or socialising. At the rear, a private garden combines a paved terrace and lawn, complete with a timber storage shed and gated access—perfect for outdoor enjoyment and everyday practicality. The property also benefits from an allocated parking space conveniently located to the rear.

Accessed via an internal foyer, the apartment opens into a central hallway with doors leading to a galley-style kitchen, a modern shower room, two bedrooms, and a spacious lounge-diner with direct access to the rear garden.

Whether you're seeking a low-maintenance home near the water, a base for exploring the Norfolk Broads, or a smart investment close to city and coast, this property is ideally located. The sandy beaches of the North Norfolk coastline and the cultural attractions of Norwich are both within easy reach—by car, bus, or train.







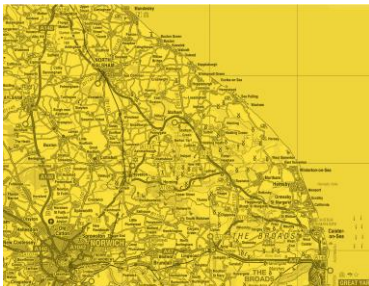
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



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



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