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10 Littlewood Lane, Hoveton, Norfolk, NR12 8DZ

A three-bedroom, end of terrace property, that benefits from approved planning permission for a two-storey side extension and single-storey rear extension (ref: PF/23/2712 and PF/24/0341) to create a four bedroom and two en-suite spacious family home with orangery. Located in the Norfolk Broads village of Hoveton with local amenities that include riverside eateries, school, doctors' surgery, supermarket and department store.

Set back from the road, the property is approached over a shingle driveway providing ample off-road parking. To the side there is a large storage shed and a gated entrance that grants access to an enclosed lawn garden with an established flower bed and paved seating area.

Well-presented throughout, the entrance porch opens into a bright and spacious dual-aspect lounge dining room, with access to a large understairs storage cupboard. Beyond, a galley style kitchen with a door leading to the rear garden and family bathroom. To the first floor, three bedrooms, one with built-in storage completes the accommodation.

If you are looking for recreation or relaxation, the Broads waters are on your doorstep, also within easy reach is access to the city of Norwich, or the sandy beaches of the Norfolk coastline, all within a thirty-minute car journey, or a short bus or train journey.



End Terrace



House



Older



1 Bathroom



1 Reception



3 Bedrooms



Tax Band B



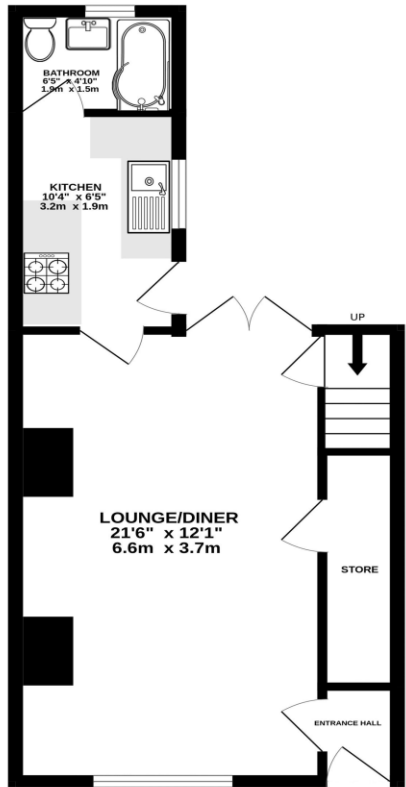
Off-Road
Parking



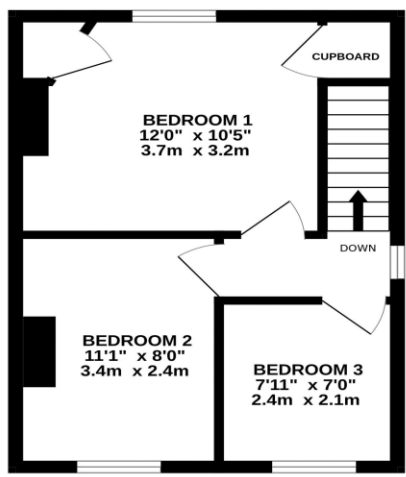
No Garage



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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