



STOBART
& HURRELL

STOBART
& HURRELL

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



4 Merlin Close, Hoveton, Norfolk, NR12 8DW

A detached family home or ideal retirement property with no onward chain, located toward the end of a cul-de-sac in the popular riverside village of Hoveton and with near access to the amenities that include shopping, doctors, dentist, riverside eateries and a train station.

The property is approached over a driveway providing off-road parking and access to the garage which frames a south facing lawn garden to the front. To the rear of the property there is an enclosed and neatly maintained lawn garden with paved terrace and timber storage shed bordered by mature beds.

The main entrance to the property leads into a hallway separate internal doors provide access into a cloakroom, a generous family lounge with a bay window and feature fire place, three bedrooms, a family bathroom and a kitchen dining room. A door from the kitchen leads to a side lobby with covered access to the front and rear gardens as well as the garage through an additional utility room.

With all year-round appeal this bungalow benefits from its location in the famous Norfolk Broads village of Hoveton and Wroxham; crowned the Broads Capital and is well situated to access the Broads waters, for a boating adventure, the sandy beaches of the north Norfolk coastline or the capital city of Norwich for some retail therapy and sight seeing.



Detached



Bungalow



Older



1 Bathroom
1 Cloakroom



1 Reception



3 Bedrooms



Tax Band C

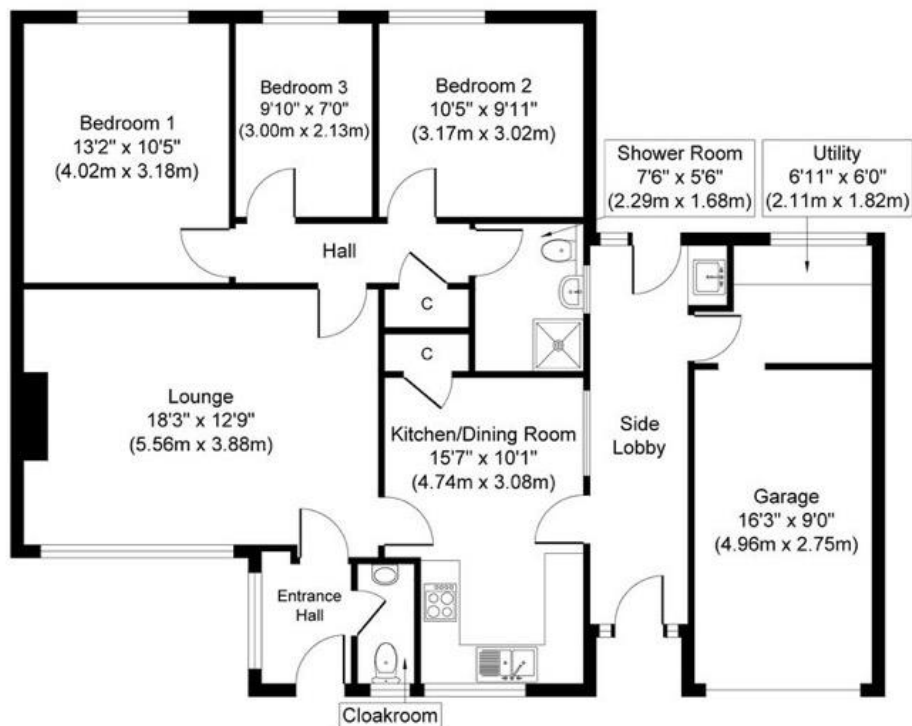


Off-Road
Parking



Garage





Approximate Floor Area
1028 sq. ft
(95.47 sq. m)

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.

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





**STOBART
& HURRELL**



**STOBART
& HURRELL**
MORTGAGES