



Lilac Cottage
7 St. Johns Way | Hoveton | Norfolk | NR12 8QB

 FINE & COUNTRY

THE BEST OF THE BROADS



In the heart of the beautiful Norfolk Broads, walking distance from a lively and well served village, yet tucked away between fields and woodland with no passing traffic, this home enjoys a superb setting. Built just a few years ago and subsequently upgraded, it's been finished to an exceptionally high standard, with no work to do, and offers easy living from day one.



KEY FEATURES

- A Handsome Detached Family Home in the Sought After Broads Village of Hoveton
- Four Bedrooms, Two En-Suite Shower Rooms and a Bathroom
- Open Plan Kitchen/Dining Room with Double Doors to the Terrace and Garden
- Separate Utility Room and Ground Floor WC
- Sitting Room and Dedicated Study/Home Office
- Landscaped Garden with Large Terrace Area for Entertaining
- Double Garage and Driveway Parking
- The Accommodation extends to 1,744 sq.ft
- Energy Rating: B

A wonderful family home in the 'capital of the Broads', this is a rare find. On a small and exclusive development of just 25 homes, perfectly positioned for peace and privacy, it's spacious and light, warm and welcoming. You can see yourself settling down here for the long-term - it's a home that can effortlessly rise to every occasion.

An Air Of Excellence

Tucked away at the rear of a small group of homes that have open farmland and woodland beyond, this home was built by award-winning firm, FW Properties. They specialise in architect-designed, energy-efficient properties finished with traditional materials and craftsmanship, to create homes that work brilliantly for today's lifestyles but have also been built with the future in mind. This property has been in the same ownership since it was first built, and the owners have further upgraded with solid wood built-in furniture in the study and bedrooms, as well as luxurious bath and shower rooms. The result is a home that stands out from the crowd for all the right reasons.

Family Friendly

As soon as you step into this home, you can see it's beautifully bright and airy, with excellent proportions and a calm atmosphere. To one side you have a study or snug, ideal for anyone working from home or for teens doing homework. It would also make a great playroom for little ones. On the other side is a lovely sitting room with a feature fireplace containing an electric wood burner. You do have a working chimney so you could choose to install a traditional log burner, but this electric one is attractive and very easy to maintain, as well as being safer with children around. The sitting room has a window to the west and double doors to the east, allowing the light to fill the room all day.





KEY FEATURES

These double doors lead into the spacious and sociable kitchen diner, with room for a sofa as well as a table if desired. You can open the two rooms up when you're entertaining, and keep them closed for a more intimate feel when you're relaxing alone in the evenings. There's also a separate utility and cloakroom on the ground floor. Upstairs, all four bedrooms are doubles. Two have en-suite bathrooms and three have built-in bespoke storage, with two bedrooms sharing a stylish family bathroom. The views from the bedrooms are all attractive, with the rear bedrooms looking out over fields to woodland and those at the front looking out over the rest of the small development, which is lovely and green. This is a home that gives you all the space you need for family life, adapting as your children grow older, but it's also easy to maintain and cosy for a couple too.

A Country Community

Outside you have a nice mature and enclosed garden that's designed for easy maintenance. It's a good size and has patios capturing both the morning and afternoon sun. You have private access to a grass area that's only open to residents, and there's access at the other end of the development to a private woodland, so it's great if you have young children who like to explore. The homes and surroundings here are incredibly well-kept - there's a management committee run by the residents, so people care about their environment and take care of it. You're a stone's throw from the village church and from the primary school, with a high school a short walk from here. The village is home to the famous 'Roy's of Wroxham', offering a supermarket, department store, toy shop, DIY and more, and the village offers many eateries and shops. There's also a GP surgery, library, village and community halls, a social club, several churches, glorious walks and lots of groups and events for all ages. This is a very lively community. Whilst you have plenty going on within easy walking distance, if you want to head into Norwich, buses run regularly and the village even has a train station, going to Norwich in one direction and up to the North Norfolk coast in the other.





























INFORMATION



On The Doorstep

The property is handily located for easy access to Wroxham, which is the centre of the Norfolk Broads and is known as a National Park. From here you can explore the wealth of broads and backwaters at one's leisure. The village of Hoveton boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, banks and tourist attractions.

How Far Is It To?

From Hoveton you have easy access to the cathedral city of Norwich which is approximately 10 miles to the south west with its large array of cultural and leisure facilities, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an average journey time of 1 hour 40 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich in a north easterly direction along the A1151. From Wroxham follow the signs for Horning/A1062. Upon reaching Hoveton, you will come across a double roundabout. Proceed over the first roundabout and the 2nd roundabout that is immediately after the first, take the 2nd exit onto Horning Road. Follow this road and take the 4th turning on the right into St. Johns Way and follow the road nearly to the bottom and the property will be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

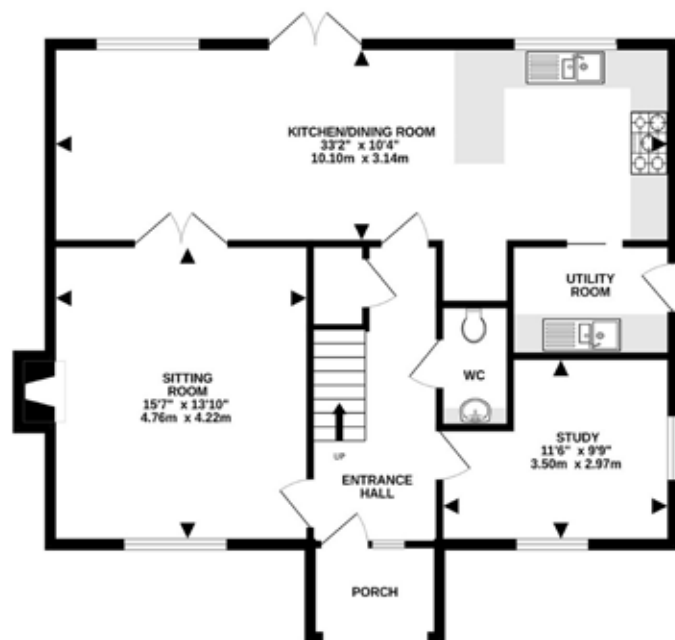
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Fibre to Premises Broadband Available - vendor uses Sky
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Council Tax Band F
There is a Maintenance Charge of £75 per Bedroom per Year
Freehold

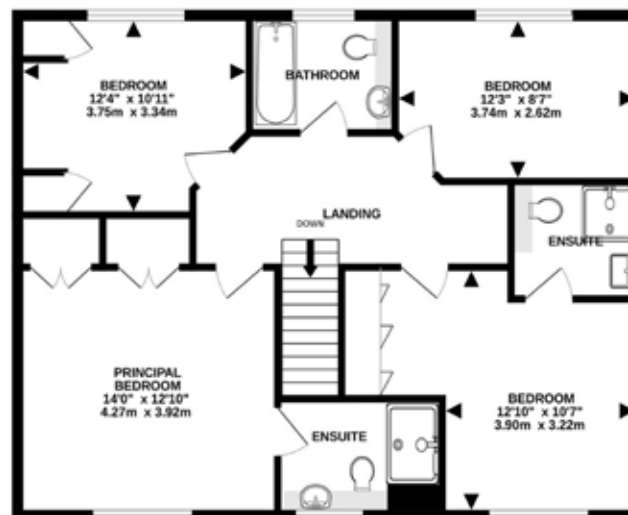
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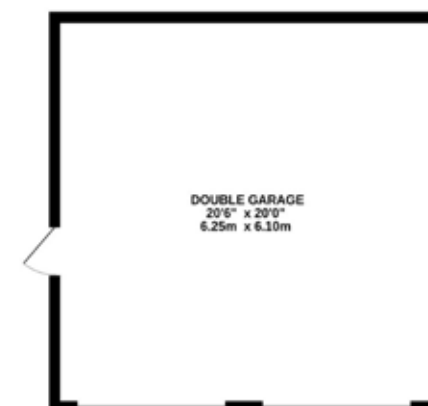
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GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



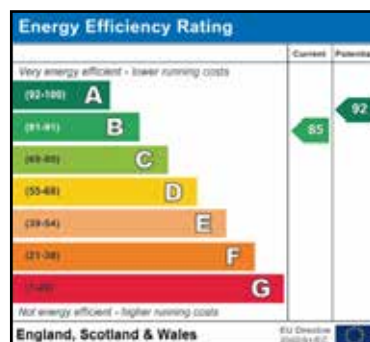
1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



GARAGE
413 sq.ft. (38.4 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1744 sq.ft. (162 sq.m.) approx.
TOTAL FLOOR AREA : 2157 sq.ft. (200.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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