



WE BRING PEOPLE AND PROPERTY TOGETHER

Regalis, Brimbelow Road, Hoveton, Norfolk, NR12 8UJ

Occupying a peaceful position on a quiet no-through road, the property is located in the heart of the highly desirable riverside village of Hoveton, often regarded as the gateway to the Norfolk Broads. Enjoying a tranquil setting within walking distance of the River Bure, the property also benefits from easy access to an excellent range of amenities, including schools for all ages, independent shops, supermarkets, a doctor's surgery, dentist, train station, and an array of popular riverside cafés, restaurants, and public houses.

Set back from the road and screened by mature planting, the bungalow is approached through a five-bar timber gate onto a generous gravel driveway providing ample off-road parking. A neatly maintained front lawn enhances the property's kerb appeal, while a detached summer house (available by separate negotiation) offers excellent potential as a home office, studio, or leisure space. To the rear, the beautifully maintained garden provides a private haven for relaxation and entertaining, featuring a spacious paved terrace, generous lawn, mature hedging, and an elevated decked seating area, perfect for alfresco dining with family and friends.





**STOBART
& HURRELL**

- NO-THROUGH ROAD
- DETACHED BUNGALOW
- EXTENDED & IMPROVED

- AMPLE OFF-ROAD PARKING
- MODERN OPEN PLAN LIVING
- PLOT APPROACHING ¼ OF AN ACRE

- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS, MAIN WITH EN-SUITE
- CENTRAL VILLAGE LOCATION & NEAR AMENITIES

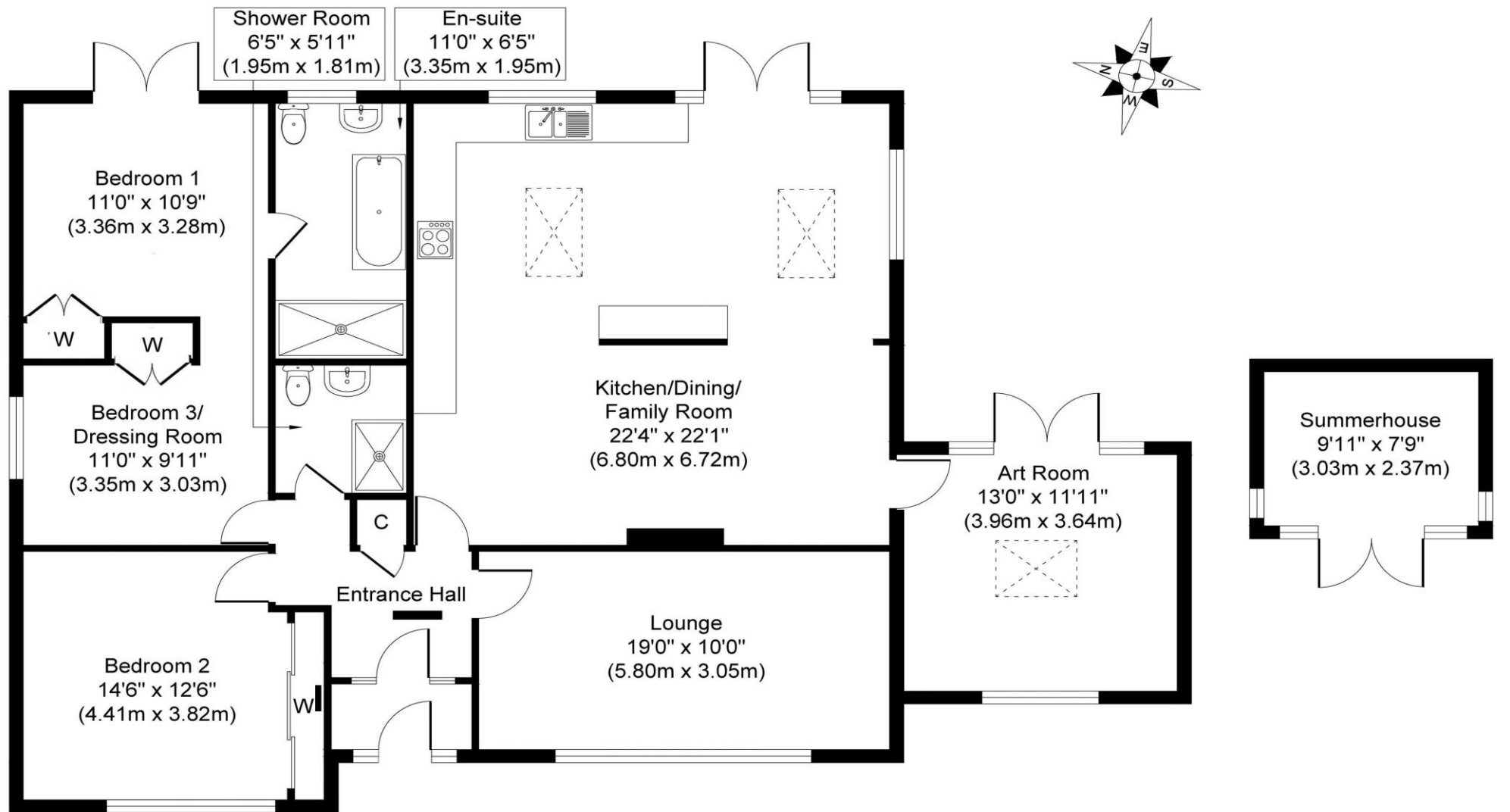
The accommodation is immaculately presented throughout. An enclosed entrance porch opens into a welcoming hallway, providing access to a contemporary family shower room and three well-proportioned bedrooms, all benefiting from built-in storage. The principal bedroom enjoys its own en-suite bathroom and double doors opening directly onto the rear garden, while the adjoining third bedroom offers excellent flexibility as a dressing room, nursery, or home office if desired. To the front of the property, the comfortable sitting room provides a welcoming retreat, while the true heart of the home lies at the rear in the impressive open-plan kitchen, dining, and family room. Beautifully designed for modern living, this light-filled space features contemporary fittings and double doors opening onto the garden, seamlessly blending indoor and outdoor living. An adjoining art room provides further versatility and could easily be adapted into a fourth bedroom, utility room or additional workspace, with direct access to the garden.

The property's appeal is further enhanced by its superb location. The historic city of Norwich, approximately eight miles away, offers an outstanding selection of shopping, restaurants, cafés, theatres, and cultural attractions. Closer to home, the famous waterways of the Norfolk Broads National Park provide endless opportunities for boating, paddleboarding, walking, and wildlife watching, while the beautiful sandy beaches at Sea Palling and Waxham are just eleven miles away. Combining stylish accommodation, generous gardens, and an enviable village setting, Regalis offers an exceptional opportunity to enjoy the very best of Norfolk living.





**STOBART
& HURRELL**



Approximate Floor Area
1504 sq. ft
(139.73 sq. m)

Outbuilding
Approximate Floor Area
78 sq. ft
(7.22 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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.

						
Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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

Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk

01603 782 782

