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Ristondale, Meadow Drive, Hoveton, Norfolk, NR12 8UN

Ristondale is a spacious and versatile residence, occupying a generous plot along a popular no-through road, conveniently positioned within approximately half a mile of the heart of the picturesque riverside village of Hoveton. The village offers an excellent range of independent shops, cafés and everyday amenities, together with convenient transport links and a railway station providing regular services to the historic city of Norwich.

The property is approached via an attractive brick-weave driveway, providing ample off-road parking and access to the front garden, where a neatly maintained lawn is complemented by raised flower beds, a carport and garage. To the rear, a paved terrace extends onto an enclosed, tiered lawn garden, attractively bordered by mature shrubs and established planting. A woodland backdrop further enhances the setting, creating a peaceful and private outdoor space ideal for relaxing and entertaining with family and friends.





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- DETACHED CHALET BUNGALOW
- POTENTIAL FOR IMPROVEMENT
- SOUGHT-AFTER RIVERSIDE LOCATION

- GENEROUS ENCLOSED REAR GARDEN
- THREE BEDROOMS, THREE BATHROOMS
- WALKING DISTANCE TO HOVETON'S CENTRE

- SPACIOUS & VERSATILE ACCOMMODATION
- TRAIN STATION TO HISTORIC CITY OR COASTLINE
- AMPLE OFF-ROAD PARKING, CARPORT & GARAGE

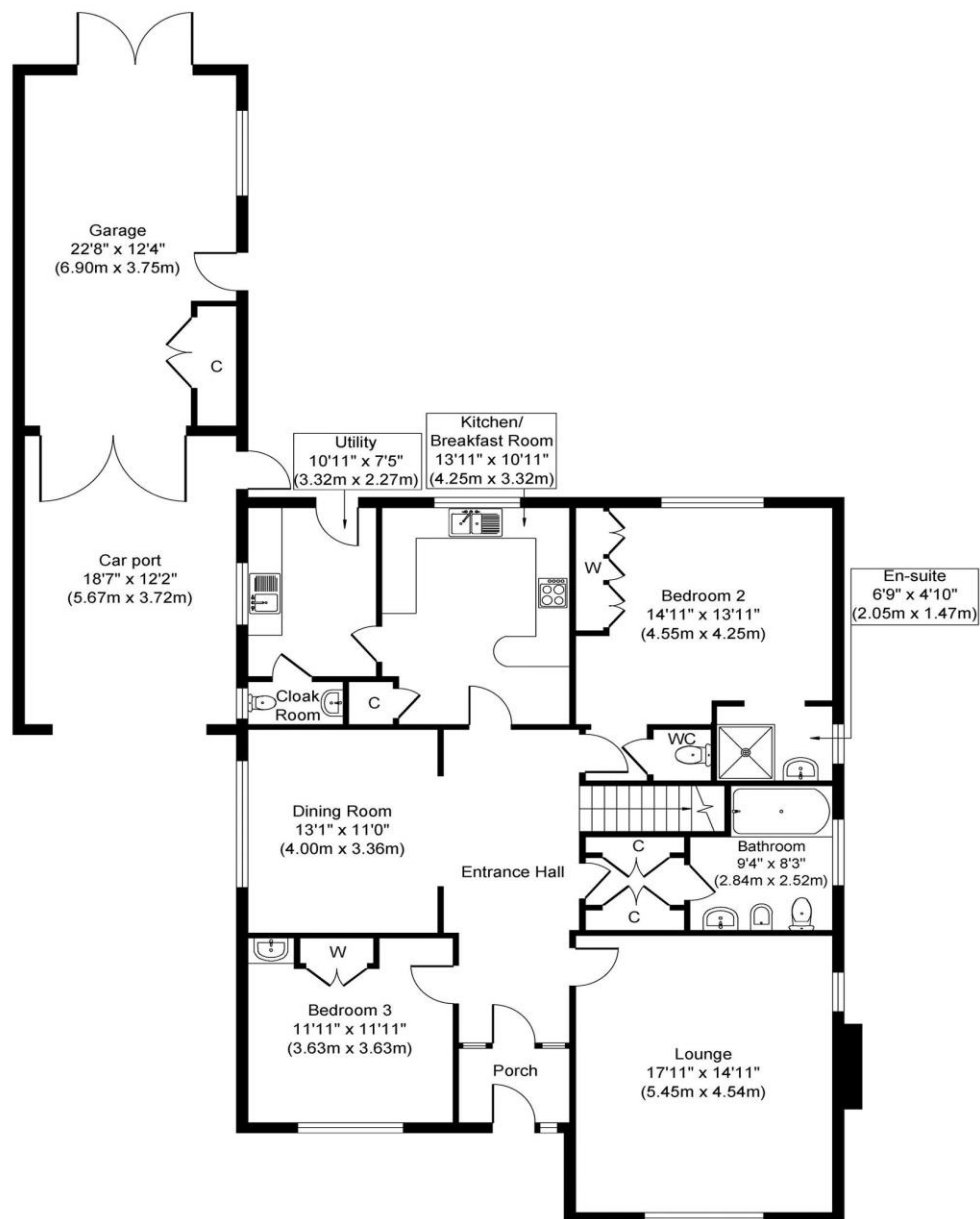
Internally, the property offers spacious and adaptable accommodation, presenting an excellent opportunity for a new owner to create a home tailored to their own tastes and requirements. An enclosed porch opens into a broad entrance hallway, providing access to a comfortable family lounge with feature fireplace, a third bedroom with built-in storage, a family bathroom with additional storage and a separate dining room. To the rear, a second bedroom benefits from an en-suite, whilst the kitchen/breakfast room is complemented by a separate utility room and cloakroom. The principal bedroom occupies the first floor, offering a private retreat complete with an en-suite bathroom and walk-in wardrobe.

Combining generous accommodation, a substantial garden and the opportunity to modernise and personalise, Ristondale presents an appealing prospect for those seeking a spacious family home in a peaceful Broadland setting. The nearby River Bure and Norfolk Broads provide excellent opportunities for boating, walking and enjoying the area's abundant wildlife, whilst the beautiful sandy beaches of the North Norfolk coast are approximately a 30-minute drive away. With Hoveton's amenities close at hand and Norwich readily accessible, the property offers an attractive balance of countryside living and everyday convenience.

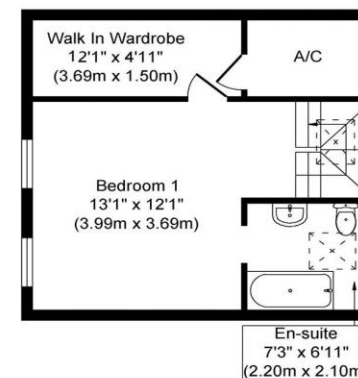




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Ground Floor
Approximate Floor Area
 1204 sq. ft
 (111.85 sq. m)



First Floor
Approximate Floor Area
 368 sq. ft
 (34.14 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		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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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

