

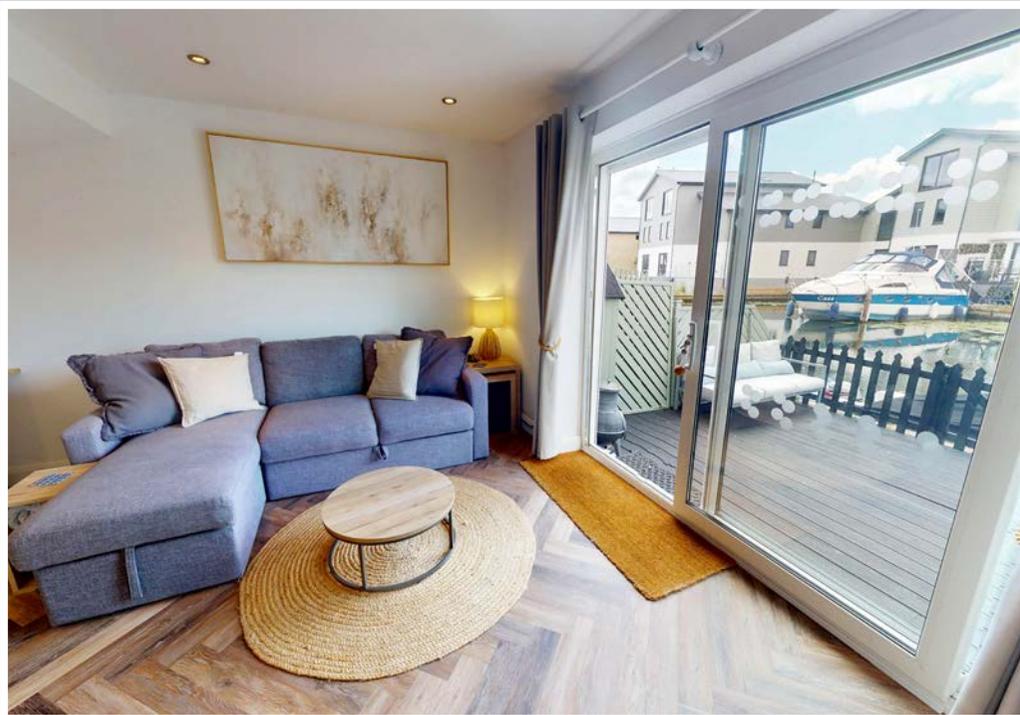


MARSH ROAD, HOVETON
£340,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







MARSH ROAD, HOVETON, NORFOLK

- A high quality 3 storey waterside town house
- Private mooring and panoramic views out over the water
- Walking distance of the centre of Wroxham and less than 200 metres from the River Bure
- Low maintenance, ideal lock up and leave 2nd home or holiday let
- Off road parking
- Stylish and contemporary interior

An immaculately presented and perfectly placed waterside residence set within 200 metres of the River Bure and less than 400 metres of the centre of Wroxham.

Offering a high quality, stylish and contemporary interior, panoramic views out over the water, a private mooring and off road parking. Within walking distance of a comprehensive range of facilities including a department store with food hall, a selection of pubs, restaurants and cafes, a boat chandlers, fishing tackle shop, jewellers, doctors surgery and excellent public transport links with a railway station close by giving access to Cromer, Norwich and London Liverpool Street.

Equally suited for use as a well appointed riverside home, a low maintenance lock up and leave second home or as a high quality holiday let, this incredibly deceptive town house cleverly maximises space across all three floors with accommodation that consists of an entrance porch, reception hall, a contemporary high gloss kitchen finished with solid wooden worktops, a light and airy living room with a built in wood burner and sliding patio doors leading out onto the waterside sun deck with views out over the water, the mooring and the River Bure beyond.

There are two bedrooms on the first floor serviced by a well finished shower room with the master bedroom found on the second floor with a large Velux window providing stunning views, a built in wardrobe and a generous en-suite shower room.

Other features include UPVC sealed unit double glazing, gas fired central heating, panelled oak internal doors, quality LVT flooring and the private mooring measures approximately 14'6", perfect for a day boat or as the launching point for paddleboards and/or kayaks, or as an ideal fishing spot.

Low maintenance, a high quality interior, a convenient location and all of the elements of the sought after Norfolk Broads lifestyle!

ACCOMMODATION

Entrance Porch

Reception Hall

LVT flooring, radiator, staircase to first floor and open plan to:

Kitchen: 8'3" x 7'3"

Full range of wall and floor mounted units finished in a high gloss with a solid wooden worktop, 1½ sink unit and drainer, built in double oven with a five ring gas hob and extractor hood and plumbing for dishwasher.

Window to front aspect with fitted blind and open serving hatch providing views out over the water. Down lighters.

Living Room: 15'6" x 11'3"

Built in wood burner and slate hearth. LVT flooring, down lighters and large sliding patio doors leading out onto the south west facing sun deck with gated access to the private mooring.

FIRST FLOOR

Landing

Build in linen cupboard, space saver staircase to second floor.

Bedroom 2: 11'9" x 8'7"

Window to rear with fitted blinds and views out over the water. Full range of fitted wardrobes, radiator.

Bedroom 3: 11'9" x 6'9"

Window to front aspect with fitted blinds, radiator, built in wardrobe.

Shower Room

Contemporary styled suite with shower enclosure, wash basin and w/c with heated towel rail, plumbing for washing machine, down lighters, LVT flooring and fully tiled walls and extractor fan.





SECOND FLOOR

Master Bedroom: 13'11" x 9'9"

Built in wardrobe, access to loft space, down lighters, large Velux window with impressive views, radiator.

En-Suite Shower Room

Shower enclosure, vanity wash basin and low level w/c, heated towel rail, Velux window, fitted mirror.

OUTSIDE

Small front garden covered with slate chippings, external store cupboard, outside light and tap. Rear sun deck facing south west with panoramic views out over the water. Gated access to the private mooring measuring approximately 14'6".

Private parking for one car in the communal car park, in front of the property.

ADDITIONAL INFORMATION

Tenure: Freehold

Full residential status

Mains water, drainage, electricity and gas

Private, shared car park, maintained by the residents. Resurfaced in May 2025.

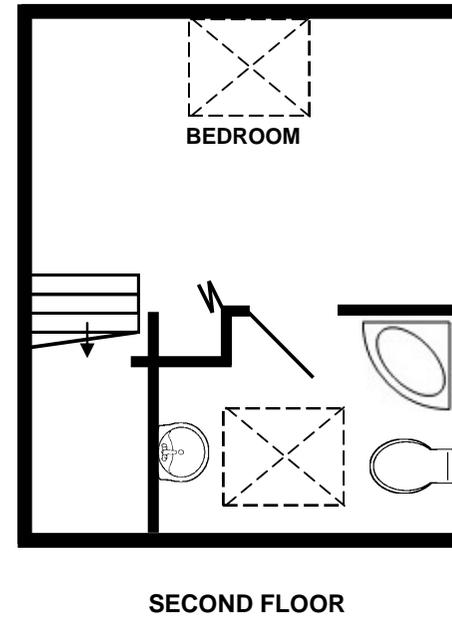
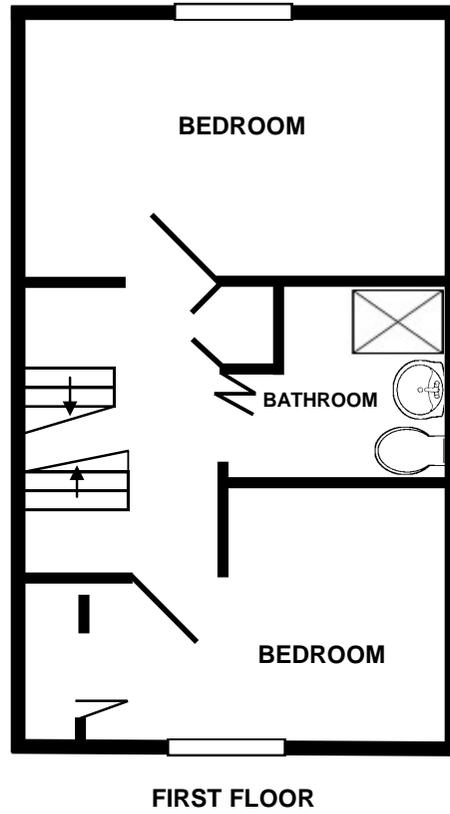
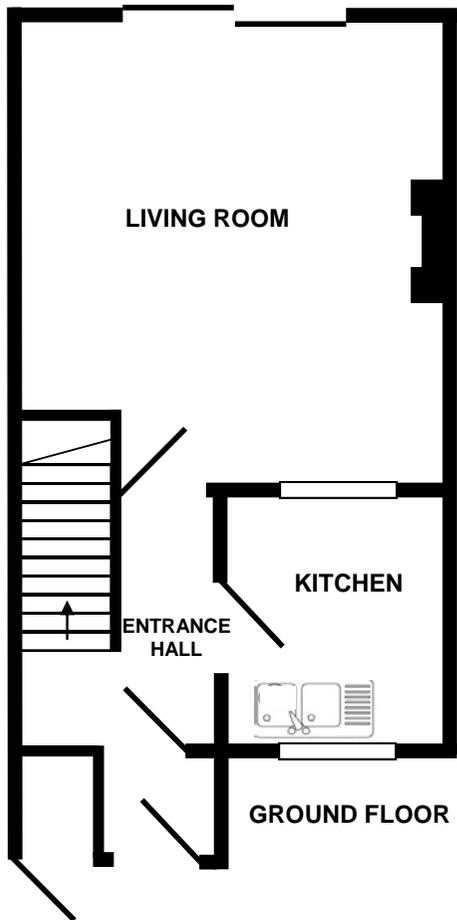
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All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







TOTAL APPROX FLOOR AREA 897 SQ FT (83.4 SQ M)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





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