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The Reeds, Marsh Road, Hoveton, Norfolk, NR12 8UH

An enviable waterside residence, The Reeds occupies a peaceful position on a no-through road, close to the heart of the picturesque riverside village of Hoveton. Idyllically positioned on the banks of the River Bure, this attractive property offers versatile accommodation together with the rare opportunity to embrace the unique lifestyle of the Norfolk Broads, with waterside adventures quite literally on the doorstep.

Hoveton forms part of the renowned Wroxham and Hoveton area, widely regarded as the gateway to the Norfolk Broads. The village provides an excellent range of everyday amenities, including a supermarket, post office, doctors' surgery, dentist, village hall, riverside cafés and restaurants, railway station and schooling for all ages.

Set back from the road and well screened behind a timber fence and established natural hedging, The Reeds is approached via a generous shingle driveway, providing ample off-road parking and access to a detached garage. A side pathway leads through to the rear garden, where a south-easterly aspect creates a wonderful setting for outdoor entertaining and relaxation. The lawn garden incorporates a raised timber decking terrace, while immediately beyond lies a quay-headed waterside mooring, overlooking the tranquil waters of the River Bure.





- THREE BATHROOMS
- DETACHED PROPERTY
- MOORING & RIVER VIEWS

- THREE TO FOUR BEDROOMS
- OFF-ROAD PARKING & GARAGE
- CAPITAL OF THE NORFOLK BROADS

- BEAUTIFUL PRESENTATION THROUGHOUT
- TRAIN STATION TO CITY CENTRE OR COASTLINE
- CENTRAL VILLAGE LOCATION & NEAR AMENITIES

Arranged over two floors, the property offers a generous and adaptable layout, comprising three to four bedrooms, including a principal bedroom with built-in wardrobes and en-suite shower room. The accommodation also includes a spacious lounge and separate dining room, both benefiting from double doors opening onto timber terraces, together with a family kitchen, bright conservatory, family bathroom and separate shower room.

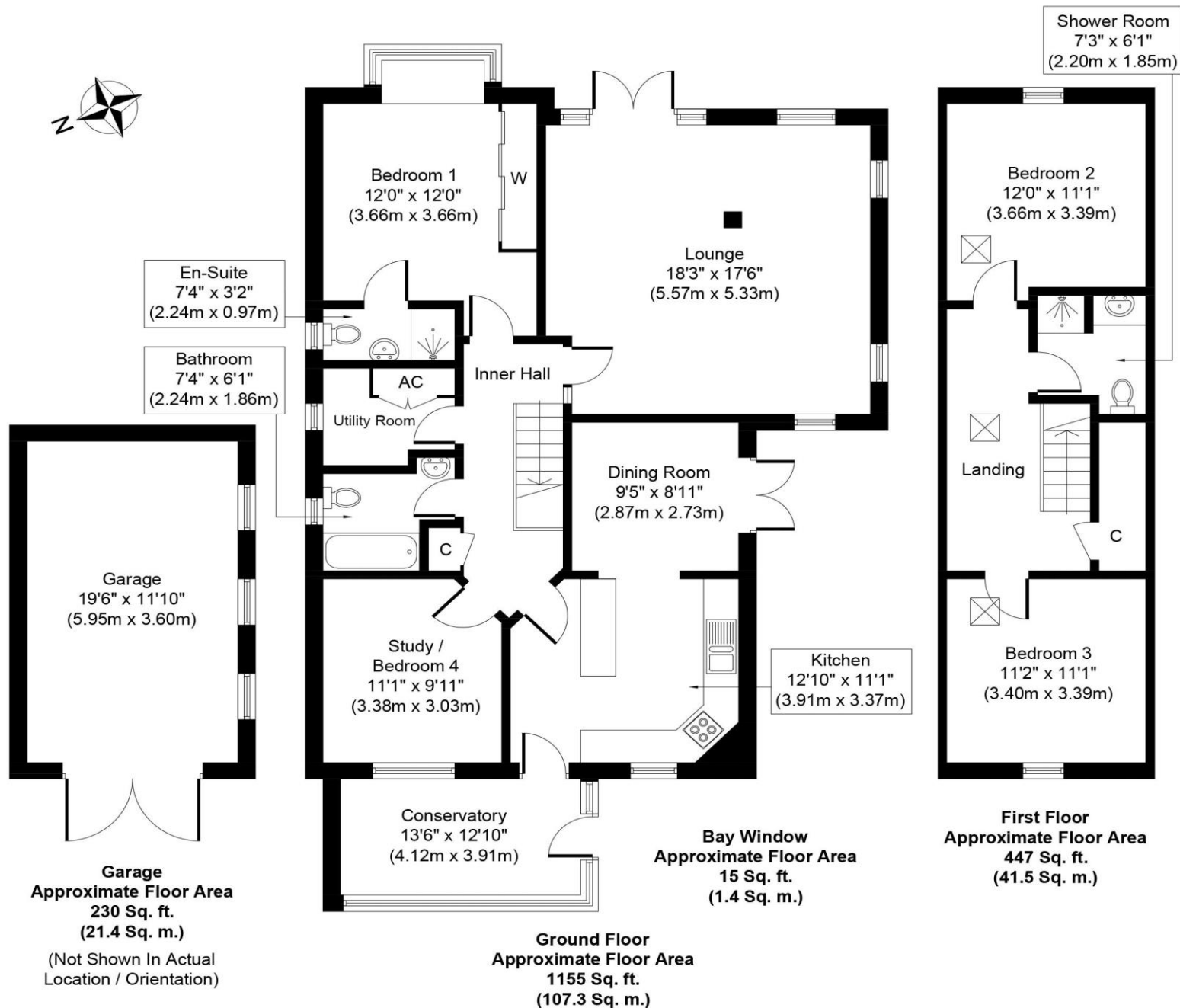
Whether the appeal is spending leisurely days exploring the waterways, enjoying boating and waterside recreation, or simply relaxing beside the river, The Reeds offers an exceptional opportunity to make the Norfolk Broads part of everyday life.

For those seeking to explore further afield, the historic cathedral city of Norwich and the sandy beaches of the North Norfolk coast are both within approximately a 30-minute drive. Alternatively, Hoveton's excellent bus and rail connections provide convenient access without always needing the car.





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& HURRELL



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. 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		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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