



Stalham Road, Hoveton, Norwich

Guide Price £475,000 - £485,000 Freehold

Energy Efficiency Rating : E

- ✓ No Chain!
- ✓ Imposing Detached Family Home
- ✓ Over 2200 Sq ft (Stms)
- ✓ Generous Mature Plot
- ✓ Two Reception Rooms
- ✓ Five Double Bedrooms & Office
- ✓ Two Bathrooms
- ✓ Ample Parking & Outbuilding

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116







**NO CHAIN.** Located within the POPULAR BROADLAND VILLAGE of HOVETON, within striking distance of all the local amenities, you will find this IMPOSING DETACHED FAMILY RESIDENCE. Built approximately 100 years ago and extending to some 2200 Sq ft (stms), the current owners carried out extensive refurbishments a number of years ago and the property now offers a BLANK CANVAS for prospective new purchasers. The property is arranged over THREE FLOORS and offers EXTENSIVE ACCOMMODATION comprising a welcoming entrance hall, sitting room, 24' kitchen/dining room, utility room and shower room. On the first floor, THREE DOUBLE BEDROOMS, a separate office and a 13' FAMILY BATHROOM. On the top floor TWO FURTHER DOUBLE BEDROOMS. Externally you will find a brick weaved driveway leading to the extensive DRIVEWAY with parking for many vehicles as well as lawned, paved and shingled gardens. In addition there is a useful Outbuilding with POTENTIAL TO CONVERT (stp)

#### LOCATION

The property is located just beyond the village centre of Hoveton/Wroxham which has an extensive range of amenities, within easy walking distance, including supermarket, shops, doctor's surgery, banks, schools and a wide range of boating facilities. There is also a rail link to Norwich and regular bus service, with great access to the Broadland North-way within a short drive.

#### DIRECTIONS

You may wish to use your Sat-Nat (NR12 8DG), but to help.... From Wroxham/Hoveton village centre pass Roys Department Store and just after the car park entrance you find the driveway and the property on the left hand side indicated by our for sale board. If you reach the mini-roundabout you have gone too far.

#### AGENTS NOTE

It is worth noting that the property is located on the main Stalham Road, next to the Roys of Wroxham Car Park.

The property is approached from the Stalham Road onto a brick weave driveway, with a pathway leading through the brick walled front garden to the main entrance.

uPVC double glazed entrance door to:

#### ENTRANCE HALL

Wood effect flooring, radiator, stairs to first floor landing with built-in under stairs storage cupboard, smooth ceiling, doors to:

#### SITTING ROOM

17' 6" x 13' 2" (5.33m x 4.01m) Original fire place with timber mantelpiece offering potential to become serviceable, wood effect flooring, radiator x2, uPVC double glazed window to front and side, smooth ceiling.







#### UTILITY ROOM

13' 5" x 3' 5" (4.09m x 1.04m) Tiled effect flooring, radiator, uPVC double glazed window to rear, newly installed wall mounted gas fired central heating boiler, floor standing hot water tank, smooth ceiling.

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, 'Aqua board' splash backs, tiled effect flooring, radiator, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlighting.

#### KITCHEN/DINING ROOM

24' 7" x 12' 11" (7.49m x 3.94m) An open plan space over two levels, the kitchen comprises a fitted range of wall and base level units with complementary wood effect rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob with extractor fan, built-in eye level double oven and grill, wood effect flooring, integrated dishwasher, space for fridge freezer and washing machine, uPVC double glazed window to rear, uPVC obscure double glazed door to rear, built-in storage cupboards, opening into dining area with continued wood effect flooring, radiator, uPVC double glazed window to front, smooth ceiling.

#### STAIRS TO FIRST FLOOR LANDING

Wood effect flooring, radiator, stairs to second floor landing, smooth ceiling, doors to:

#### DOUBLE BEDROOM

13' x 9' 2" (3.96m x 2.79m) Wood effect flooring, radiator, uPVC double glazed window to rear, smooth ceiling.

#### CLOAKROOM

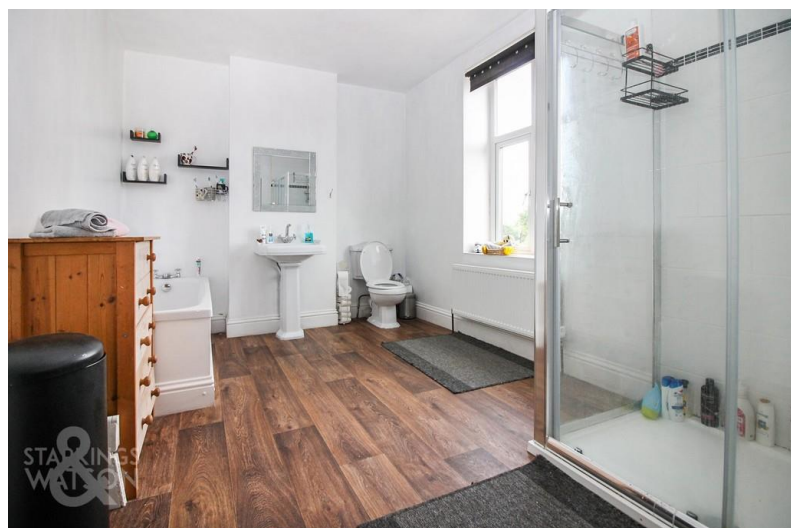
Two piece suite comprising low level W.C, hand wash basin, tiled splash backs, tiled effect flooring, radiator, uPVC double glazed window to rear, smooth ceiling.

#### FAMILY BATHROOM

13' 1" x 9' 3" (3.99m x 2.82m) Four piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash backs, wood effect flooring, radiator, uPVC double glazed window to rear, smooth ceiling.

#### DOUBLE BEDROOM

13' 1" x 11' 6" (3.99m x 3.51m) Wood effect flooring, radiator, uPVC double glazed window to front, smooth ceiling.









#### **STUDY**

6' 7" x 5' 9" (2.01m x 1.75m) Wood effect flooring, radiator, uPVC double glazed window to front, smooth ceiling.

#### **DOUBLE BEDROOM**

13' 1" x 11' 8" (3.99m x 3.56m) Wood effect flooring, radiator, uPVC double glazed window to front, smooth ceiling.

#### **STAIRS TO SECOND FLOOR LANDING**

Wood effect flooring, radiator, built-in eaves storage, smooth ceiling with velux window to rear, doors to:

#### **DOUBLE BEDROOM**

21' 3" x 12' 3" Some Restricted Height. (6.48m x 3.73m)  
Wood effect flooring, radiator, uPVC double glazed window to front, smooth ceiling with loft access hatch.

#### **DOUBLE BEDROOM**

23' x 12' 3" Some Restricted Height. (7.01m x 3.73m)  
Wood effect flooring, radiator, uPVC double glazed window to front, smooth ceiling with loft access hatch.

#### **OUTSIDE REAR**

Leaving from the door in the kitchen/dining room, you step onto a hard standing paved area ideal for outside entertaining. The rear garden is a mixture of shingled parking and lawned formal gardens, with the driveway providing off road parking for several vehicles. There is a pathway leading to another hard standing patio area, with various planted borders and access to the detached brick built garage. The rear garden also has a side access leading from to rear, with the garden enclosed with a mixture of timber fence panels, mature hedging and shrubs, with a large mature oak tree on the side boundary.

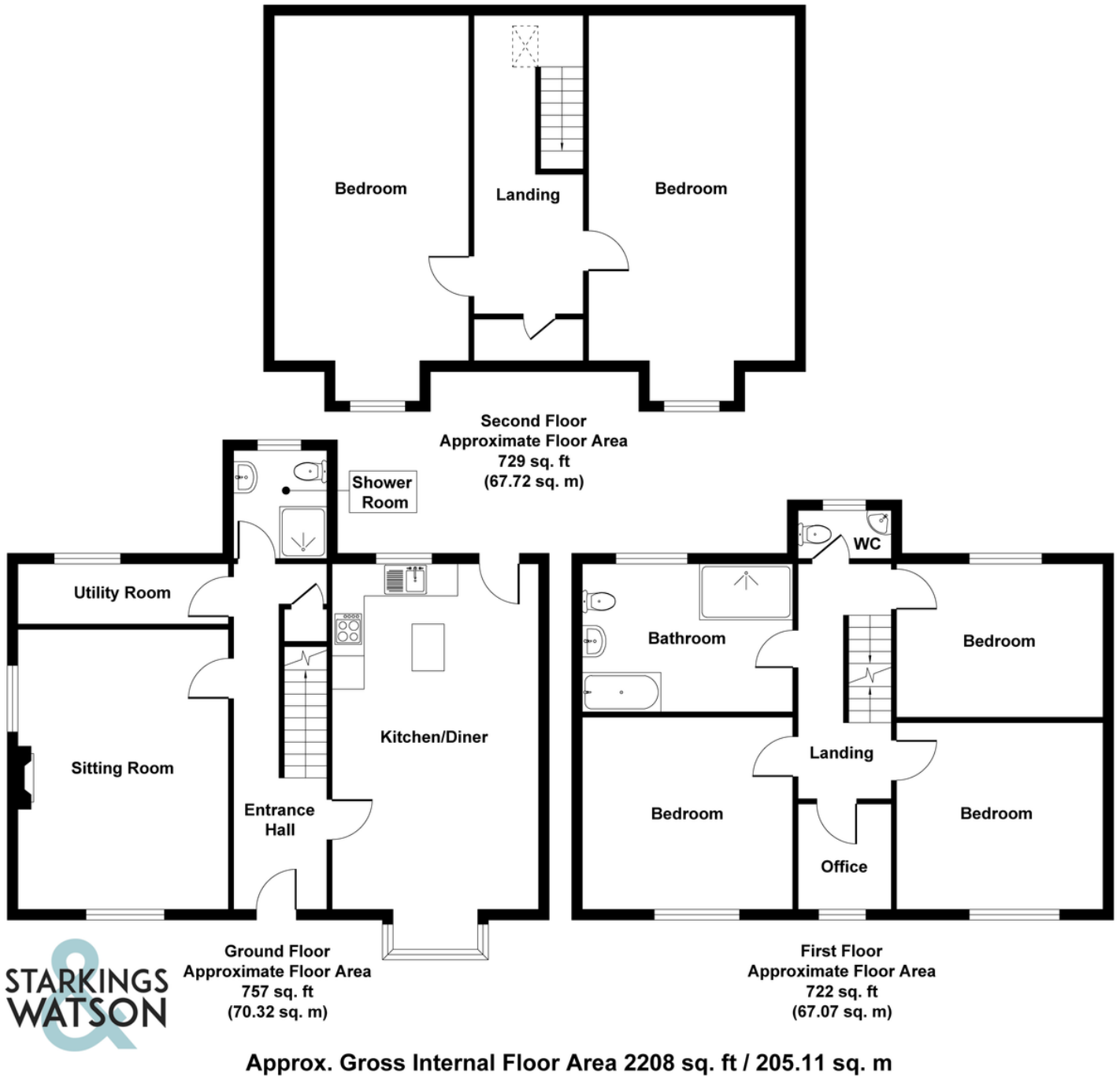
#### **GARAGE**

The garage is split into three separate sections and comprises mainly storage rooms, all with their own access door, as well as a uPVC double glazed window to side.









Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements