

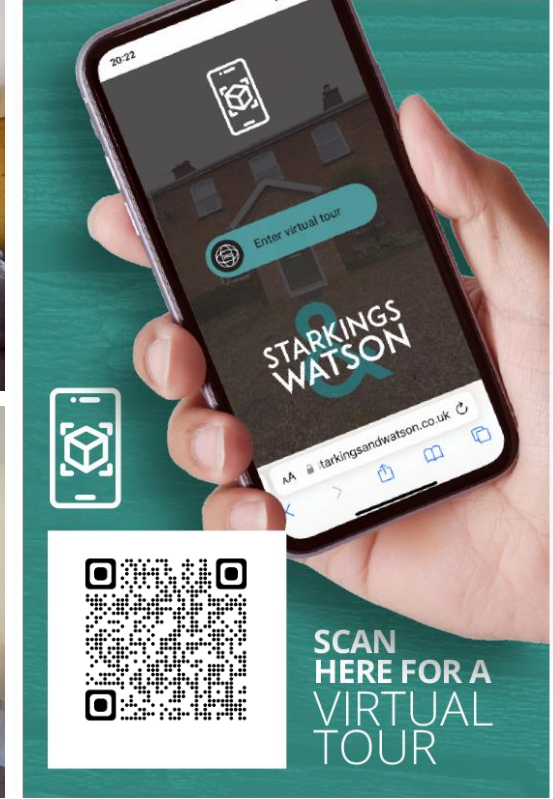
ALDERFEN WAY

**Hoveton, Norwich NR12 8GA**

Freehold | Energy Efficiency Rating : A

To arrange an accompanied viewing please pop in or call us on 01603 336116

**FOR SALE**  
**PROPERTY**



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



**STARKINGS**  
**WATSON**

- No Chain!
- Ample Parking to Front & Side
- Private Rear Garden
- Garage & Timber Storage Shed
- Sitting Room with French Doors
- Kitchen/Dining Room
- Bathroom, En-Suite & WC
- Three Bedrooms

#### IN SUMMARY

NO CHAIN. With a RURAL SETTING, this DETACHED BUNGALOW extends to over 900 Sq. ft (stms), with AMPLE PARKING and a GARAGE. Immaculately presented and with PRIVATE REAR GARDENS, the accommodation is flexible and ideal for a buyer seeking EASY LIVING with a MODERN FINISH and GAS fired CENTRAL HEATING. With 'A' RATED ENERGY EFFICIENCY including SOLAR PANELS, you will find a hall entrance with W.C, 14' KITCHEN/DINING ROOM, useful garden room/utility space, 14' SITTING ROOM with FRENCH DOORS to the garden, THREE BEDROOMS including the main bedroom with BUILT-IN WARDROBE and EN SUITE SHOWER ROOM, along with the FAMILY BATHROOM. Heading outside, the GARDEN is easy to maintain, with enclosed fenced boundaries and a LARGE SHED and WORKSHOP with power and light.

#### SETTING THE SCENE

With field views and a rural setting to front, a brick weave driveway to front and side, the front gardens are planted and add a high degree of colour

throughout the year. With ample parking, access leads to the garage, gated rear garden and main entrance.

#### THE GRAND TOUR

Heading inside, the carpeted hall entrance offers built-in storage and access to all principal rooms. The W.C is located on your right as you enter, with a two piece suite, tiled splash backs and the electric fuse box. The kitchen is big enough to house a dining table, with tiled flooring under foot. The kitchen offers ample cupboard space, with an inset gas hob and built-in electric oven, with a stainless steel splash back and extractor fan. Room for free-standing fridge freezer, washing machine and dishwasher. A door takes you into the garden/utility room, which offers a versatile space and an extension to the kitchen, or a further seating area with windows to all sides. The sitting room is a great size with a television point and uPVC double glazed French doors which frame the garden view. The three bedrooms all lead off the hall, served by the modern family bathroom. A three piece suite includes fully tiled splash backs and flooring. The main bedroom includes a built-in wardrobe and a front facing aspect. The en suite is a matching style to the bathroom, with a double shower cubicle and tiled splash backs. The loft space is fully boarded with shelving, power, lighting and a velux window with field views.

#### THE GREAT OUTDOORS

An easy to maintain garden can be found to the rear, with a mixture of grass and planted borders. There is



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



ample space to sit and entertain, with a mixture of hard and soft landscaping. Timber panelled fencing encloses the garden, with an outside water supply, gated side access and a useful timber built shed and further workshop. A side door into the garage is great for every day use, with an electric roller door to front, power and lighting.

#### OUT & ABOUT

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.

#### FIND US

Postcode : NR12 8GA

What3Words : ///repeating.revival.arranged

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
906.04 ft<sup>2</sup>  
84.17 m<sup>2</sup>

