



Broad Cottage Horning Road, Hoveton, NR12 8JH

Guide Price £475,000

- *NO ONWARDS CHAIN*
- THREE RECEPTION ROOMS
- CHARACTERFUL FEATURES THROUGHOUT
- WELL PRESENTED AND VERSATILE ACCOMMODATION
- CHARMING DETACHED COTTAGE
- CLOSE TO THE NORFOLK BROADS
- INGLENOK FIREPLACE WITH WOODBURNING STOVE
- ESTABLISHED GENEROUS GROUNDS OF APPROX 0.9 ACRES

Broad Cottage Horning Road, Hoveton NR12 8JH

A charming cottage situated on extensive mature grounds measuring just under 0.9 acres, within the sought after village of Hoveton, close to the Norfolk Broads. The property presents characterful and flexible living accommodation with three bedrooms, three reception rooms and two bathrooms.



Council Tax Band: E



DESCRIPTION

Formerly two separate cottages that are now thoughtfully combined, this charming thatched cottage provides generous and versatile accommodation with delightful character features. The property is set within approximately 0.9 acres of established grounds including ample space for parking and a large lawned area. The internal layout comprises three well proportioned reception rooms offering a variety of uses, including a living room with an inglenook fireplace, a dining room and a further room which could be used as a home office or even a fourth bedroom if required. On the groundfloor is a cottage style kitchen with original bread oven, a shower room and separate cloakroom. To the first floor are three bedrooms; one of which is accessed via its own staircase from the dining room, and a family bathroom. Located on Horning Road in the popular village of Hoveton, the property enjoys excellent access to local amenities, transport links, and the Norfolk Broads, making this a truly special opportunity to acquire a distinctive home in a highly desirable setting.

ENTRANCE PORCH

Timber door to front entrance, carpeted, leading to living room and dining room:-

LIVING ROOM

Window to front and rear aspect, carpet, two radiators, inglenook fireplace with wood burning stove, stairs to first floor.

RECEPTION ROOM

Window to front aspect, fireplace (currently blocked) with decorative surround carpet, radiator.

DINING ROOM

Double glazed window to front aspect, carpet, radiator, door leading to carpeted stairs to bedroom one.

BEDROOM ONE

Window to side aspect, carpet, radiator, timber flooring.

KITCHEN

Vinyl flooring, timber door to side entrance, three windows to rear aspect, radiator, original bread oven with exposed brick work, wooden fronted base units with timber work surface over and inset ceramic butlers sink, Smeg double oven with five ring gas hob, space for free standing fridge freezer, space and plumbing for dishwasher.

UTILITY/BOOT ROOM

Timber door to garden, vinyl flooring, space and plumbing for washing machine, radiator, wall mounted gas Worcester boiler, window to rear.

CLOAKROOM

Window with obscured glass to front aspect WC, vinyl flooring.

BATHROOM

Window to front aspect, WC, bath with mixer tap and mains connected shower head, heated towel rail, vinyl flooring.

FIRST FLOOR LANDING

Window to rear aspect, carpet flooring, radiator, doors to:-

BEDROOM TWO

Window to front aspect, carpet, radiator.

BEDROOM THREE

Window to front aspect, carpet, radiator.

BATHROOM

Window with obscured glass to front aspect, bath with mains connected shower over, pedestal wash hand basin, vinyl flooring, radiator, extractor fan.

EXTERNAL

The property is approached through a gated entrance leading to a shingle parking area. The extensive grounds comprise a mature lawn with a natural pond to the front and a range of established trees and shrubs.

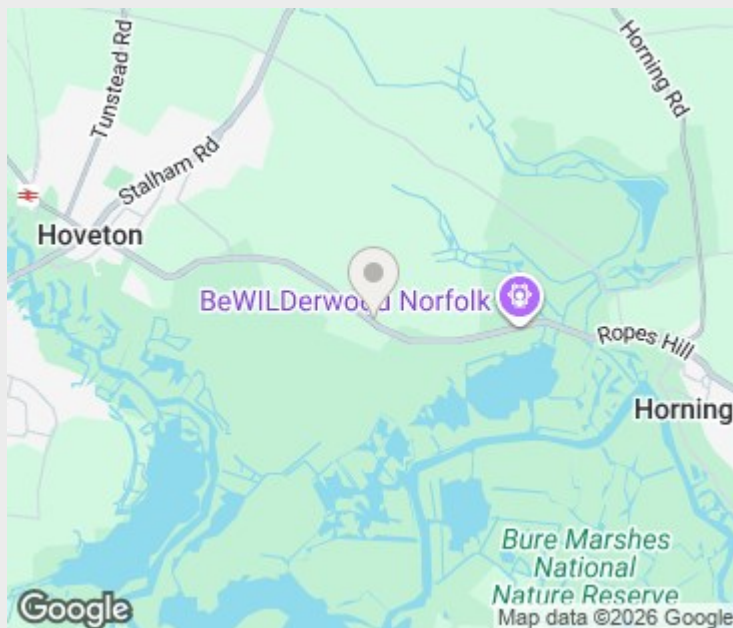
LOCATION

Hoveton is a highly sought after Broadland village, best known for its close association with the Norfolk Broads and its excellent range of local amenities. The village offers a good selection of shops, cafés, pubs, a primary school, and medical centre all within easy reach. Hoveton & Wroxham railway station provides direct links to Norwich, making the area particularly popular with commuters.

The village is situated close to the Norfolk Broads, offering opportunities for boating, walking, and enjoying the surrounding waterways and countryside. Wroxham is immediately adjacent, while Norwich city centre lies approximately 8 miles to the south, providing a full range of cultural, retail, and leisure facilities.

AGENTS NOTES

This property is Freehold.
Mains drainage, electricity and water connected.
Gas fired central heating.
Council tax band: E.

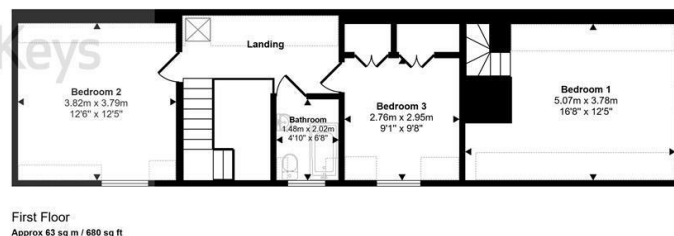
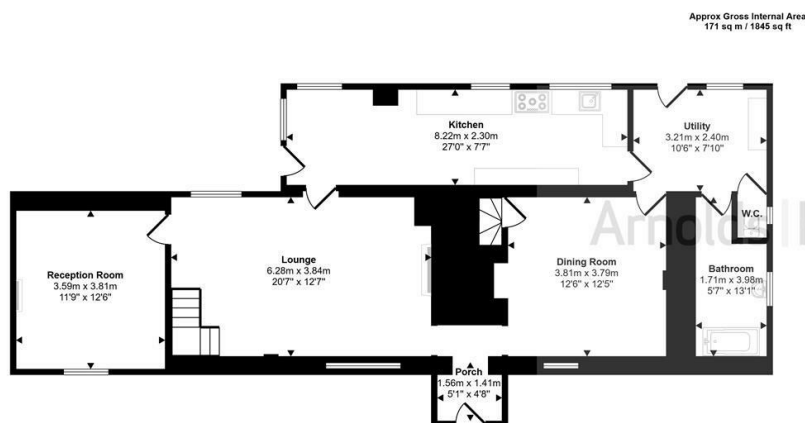


Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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