



38 Two Saints Close, Hoveton, NR12 8QP

Guide Price £375,000

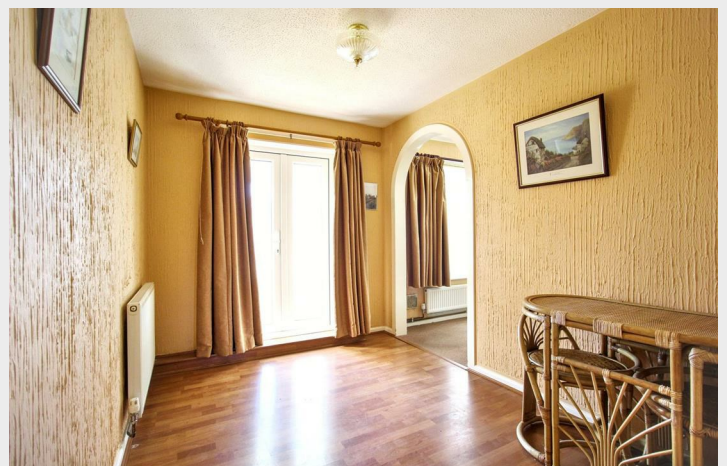
- NO ONWARD CHAIN
- MAIN BEDROOM WITH ENSUITE
- GENEROUS CORNER PLOT
- IDYLLIC BROADLAND LOCATION
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- OFF ROAD PARKING AND GARAGE
- SOUTH FACING REAR GARDEN

38 Two Saints Close, Hoveton NR12 8QP

NO ONWARDS CHAIN Located in the sought after village of Hoveton, in the heart of the Norfolk Broads, this spacious detached bungalow occupies an enviable corner plot within a cul-de-sac. Offering versatile accommodation throughout, the property further benefits from ample off road parking, a garage, and a beautifully maintained south facing rear garden.



Council Tax Band: D



DESCRIPTION

This spacious and versatile three bedroom detached bungalow is tucked away in a cul-de-sac in the heart of the Norfolk Broads, within the idyllic village of Hoveton. The property occupies an enviable corner plot position, allowing for plenty of off road parking, garage and a delightful south facing rear garden. Internally the property comprises a halled entrance leading to the kitchen, living room, dining room with access to rear porch, family bathroom, a generous conservatory and three well proportioned bedrooms, the principal bedroom further benefits from an ensuite and plenty of built in storage.

ENTRANCE HALL

uPVC door to front entrance, radiator, carpet flooring, built in cupboard.

KITCHEN

Two double glazed windows to front aspect, uPVC door to side, fitted with wall and base units with inset one and a half sink and drainer, wall mounted boiler, space and plumbing for washing machine, integrated fridge/freezer, fitted Neff electric oven, four ring electric hob with cooker hood over, vinyl flooring.

LIVING ROOM

Double glazed window to rear aspect, fireplace, carpet, radiator, archway to:

DINING ROOM

Double glazed patio door to rear porch, radiator, laminate flooring.

REAR PORCH

Double glazed windows to rear aspect with door to side.

BATHROOM

Double glazed window to front aspect, fitted with a three piece suite comprising bath mixer tap and mains connected shower over, pedestal wash hand basin, WC, vinyl flooring, radiator.

CONSERVATORY

Double glazed windows to all aspects, uPVC door to side aspect, carpet flooring, radiator.

BEDROOM ONE

A dual aspect room with double glazed window to

front and side aspect, built in wardrobes with sliding doors, carpet, radiator, door to:-

ENSUITE

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising cubicle with mains connected shower, WC, vanity unit with wash hand basin, tiled wall and floor, radiator.

BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator.

EXTERNAL

To the front the property features a shingle driveway allowing parking for multiple vehicles with a lawn area bordered with hedging for privacy. The garden is south facing and is also laid to lawn with a paved patio seating area, a raised decked area and access to the single garage which has an up and over door, power and lighting.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity, water and gas connected.

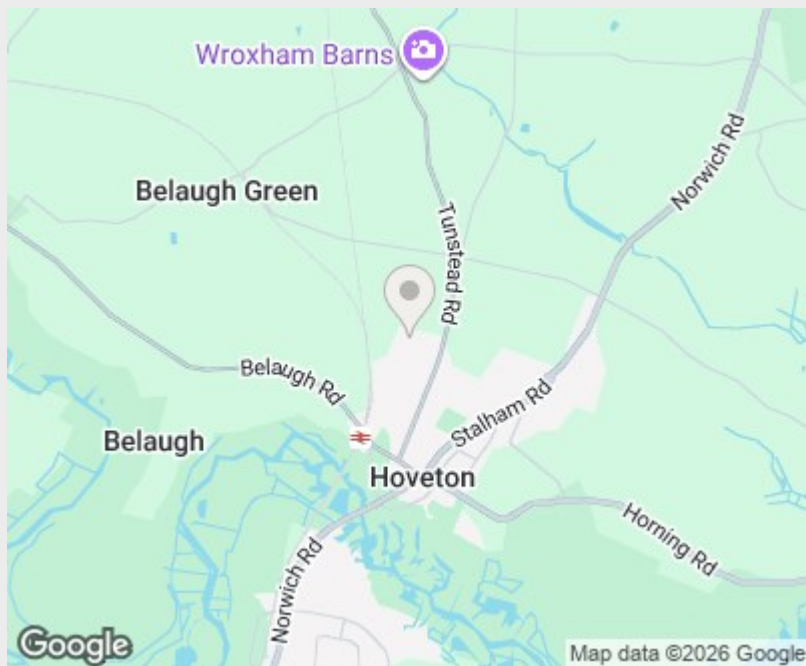
Council tax band: D (North Norfolk)

LOCATION

Hoveton is a well served Broadland village in the heart of the Norfolk Broads, offering an excellent range of everyday amenities within easy reach.

The village centre is approximately 0.5 miles away and provides supermarkets, independent shops, cafés, pubs, restaurants, a post office, doctors' surgery and schools. Hoveton also benefits from a railway station with direct services to Norwich, approximately 8 miles to the south.

Often regarded as the gateway to the Norfolk Broads, Hoveton offers access to riverside walks, boating facilities and a variety of outdoor recreational opportunities. The nearby market town of Wroxham lies adjacent to Hoveton, extending the range of amenities available, while the Norfolk coastline and the city of Norwich are both within easy driving distance, providing a balance of rural surroundings with excellent connectivity.

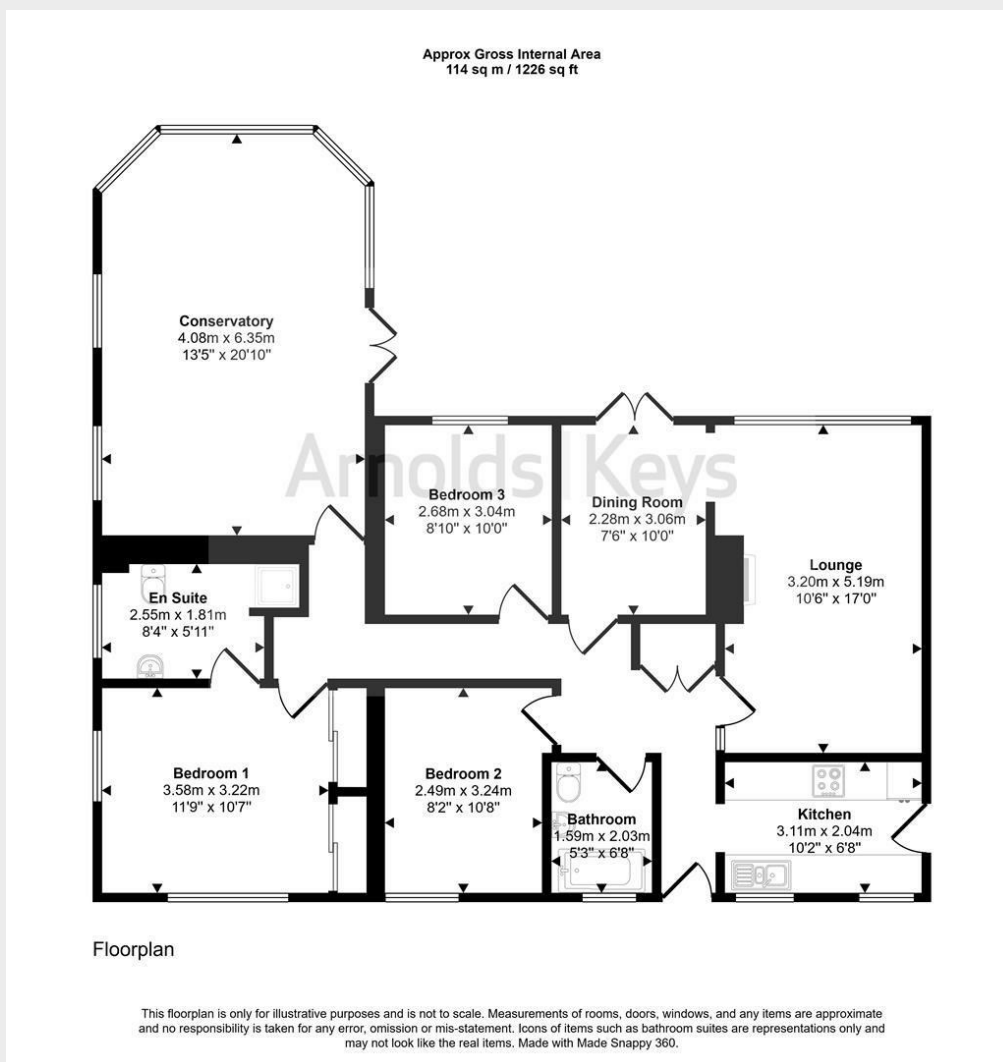


Viewings

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		
	67	78
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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.