



MARSH ROAD, HOVETON
OFFERS OVER £500,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







MARSH ROAD, HOVETON, NORFOLK

- Deceptive and versatile 5 bedroom detached riverside home
- Walking distance from the centre of Wroxham
- Timber construction beneath cedar cladding sat upon steel and concrete piles
- South facing with impressive views out over the water down to the River Bure
- Private 37ft mooring dock
- Additional 70ft of quay heading
- Covered parking for two cars
- No onward chain

A perfectly placed riverside home set just off the River Bure with a sought after southerly aspect, generous mooring dock and flexible accommodation all within walking distance of the centre of Wroxham.

Thought to date back to the late 1960s, this deceptive cedar clad waterside retreat now benefits from steel and concrete piles throughout, sealed unit double glazing, electric heating and woodburner, covered parking for two cars, a covered verandah looking out over the water and is available with no onward chain.

The versatile accommodation consists of an entrance hall, dual aspect living room with access out onto the south facing verandah. Fitted kitchen, rear lobby, master bedroom with en-suite shower room, two further ground floor bedrooms served by a family bathroom. On the first floor there are two more double bedrooms served by a cloakroom but there is huge scope to remodel or reorder the accommodation as required.

Swanbourne is located towards the end of a quiet, private, no through road situated only 0.25 miles from the centre of Wroxham and would work equally well as a permanent home or a perfectly placed second home or a holiday let.

ACCOMMODATION

Steps up to:

Entrance Hall

Staircase to first floor, night storage heater.



Living Room: 20' x 12'

Dual aspect with windows to side and sliding patio doors giving access out onto the south facing verandah which looks out over the water down to the River Bure. Two night storage heaters, wood burning stove, coved ceiling.

Kitchen: 12' x 12'

Full range of wall and floor mounted units with sink unit and drainer. Electric cooker point, plumbing for washing machine and dishwasher, coved ceiling, night storage heater and built in larder. Window to side looking out over the water.

Rear Lobby

Door to side.

Master Bedroom: 14' x 13'6"

Window looking out over the garden and the water beyond. Door to verandah. Built in double wardrobe, coved ceiling, night storage heater.

En-Suite Shower Room

Low level w/c, wash basin, shower enclosure, heated towel rail, window to rear, wall mounted heater, shaver point, tiled walls.

Bedroom 2: 13' x 9'6"

Window to rear, built in double wardrobe, night storage heater, coved ceiling.

Bedroom 3: 13'0" (max) x 8'9"

Window to rear, built in double wardrobe, coved ceiling, night storage heater.





Bathroom

Panelled bath, w/c, wash basin, heated towel rail, window to side, tiled walls, night storage heater, coved ceiling.

FIRST FLOOR

Landing

Access to eaves storage.

Cloakroom

Vanity wash basin, low level w/c, extractor fan, heated towel rail.

Bedroom 4: 14' (max) x 11' (max)

Window to side looking out towards the River Bure, built in cupboard.

Bedroom 5: 13'6" x 9'

Window to side, access to eaves.





OUTSIDE

A compact plot with approximately 70ft of quay headed frontage with a mooring dock measuring approximately 37ft x 14ft. Small lawned garden and covered parking for two cars. Two garden sheds.

ADDITIONAL INFORMATION

Marsh Road is a private road with a responsibility to contribute to required maintenance.

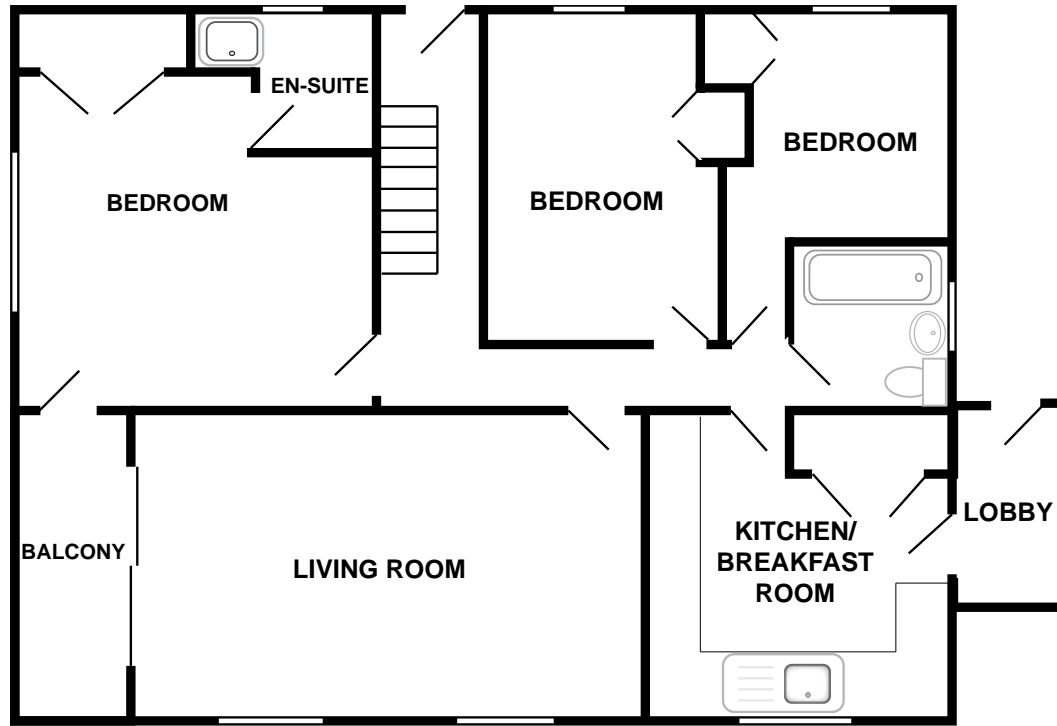
Available fully furnished.



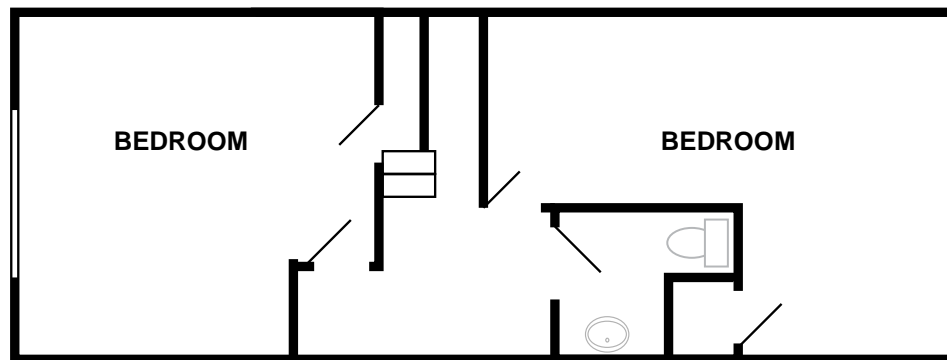
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



GROUND FLOOR



FIRST FLOOR

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





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