



MEADOW DRIVE, HOVETON
£825,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







MEADOW DRIVE, HOVETON, NORFOLK NR12 8UN

- Immaculately presented waterside home
- Wet boathouse and mooring
- Walking distance of the centre of Wroxham
- South facing garden extending to approximately 0.4 acres
- 2 sitting rooms both with wood burners
- 32ft long kitchen/dining/garden room
- 3 bedrooms and bedroom 4/study
- Bathroom and shower room and utility room

An immaculately presented, much improved 1930s style waterside residence. Set within walking distance of the centre of Wroxham with generous and flexible accommodation, approximately 0.4 acres of well tended gardens which run down to the water's edge with a 30ft wet boathouse and an additional 38ft mooring.

The accommodation includes an entrance hall, living room, sitting room, a bespoke oak kitchen which is open plan to an impressive garden room/dining room, bedroom4/study, shower room and a utility room. The first floor offers three bedrooms and a contemporary bathroom.

Features include exposed wooden floors, panelled doors, two wood burners, gas fired central heating, full UPVC sealed unit double glazing, off road parking for several vehicles. Grounds extending to approximately 0.4 acres with a long south facing rear garden leading down to the water, boathouse and mooring with easy access out onto the River Bure and the rest of the Broads network.

ACCOMMODATION

Entrance Hall

Part glazed front door, dado rail, staircase to first floor, under stair storage cupboard, coved ceiling. Radiator.

Living Room 15'8" x 12'0"

Box bay window to rear with French doors out onto the south facing patio. Wood burner with feature stone surround. Panelled door, radiator.



Sitting Room 12'0" x 11'1"

Box bay to rear with French doors leading out onto the patio. Wood burner with wooden mantles and slate hearth. Fitted cupboards and shelving. Wooden floor, radiator, picture rail.

Kitchen/Dining/Garden Room

Impressive open plan entertaining space measuring 32'2" x 11'2"

Kitchen 16'8" x 10'7"

A bespoke oak kitchen consisting of a range of floor mounted units, double sink unit and drainer. Britannia cooking range with six gas burners, two ovens and an extractor hood. Plumbing for extractor fan, wooden floor, radiator, down lighters, window to side. Large walk in larder with access to storage loft.

Open plan to:

Garden Room/Dining Room 16'0" x 11'2"

An impressive UPVC sealed unit double glazed garden room with doors to rear and bi-folding doors to side, radiator, wooden floor.

Utility Room 12'0" x 9'0"

Wall mounted central heating boiler, plumbing for washing machine and space for tumble dryer, extractor fan, window to front aspect, part glazed door to side, radiator.

Shower Room

Contemporary white suite with corner shower enclosure, wash basin, w/c, down lighters, fully tiled walls, heated towel rail, panelled door.





Bedroom 4/Study 10'11" x 10'5"

Windows to front aspect, radiator, down lighters, fitted shelving, panelled door.

FIRST FLOOR

Landing

Radiator, linen cupboard, dado rail, coved ceiling.

Bedroom 1 12'2" x 12'2"

Window to rear with views out over the garden. Radiator, picture rail, panelled door.

Bedroom 2 12'0" x 11'2"

Window to rear with garden views. Radiator, picture rail, built in cupboard, panelled door.

Bedroom 3 12'1" x 6'11"

Window to front aspect, radiator, fitted shelving, panelled door, loft access.

Bathroom

Contemporary suite with panelled bath with built in shower over bath, vanity wash basin, w/c, fully tiled walls, heated towel rail, extractor fan, down lighters, panelled door, window to rear.





OUTSIDE

Well screened from the road by mature hedgerow border with gated access to a generous gravelled parking area providing ample space for a selection of boats/cars/caravans etc. Gated access to the side.

The extensive rear garden is laid mainly to lawn with a raised south facing patio and a selection of raised beds with a variety of fruit and vegetables. There is a greenhouse and summer house with outside power and water.

The plot runs down to the water's edge with a

Wet Boathouse 30'10" x 15'5"

Of timber construction with power and water connected. The interior door measures approximately 27'4" x 9'4".

Running in front of the boathouse is an additional side on mooring measuring approximately 38ft long. The River Bure is only 250 metres away.

ADDITIONAL INFORMATION

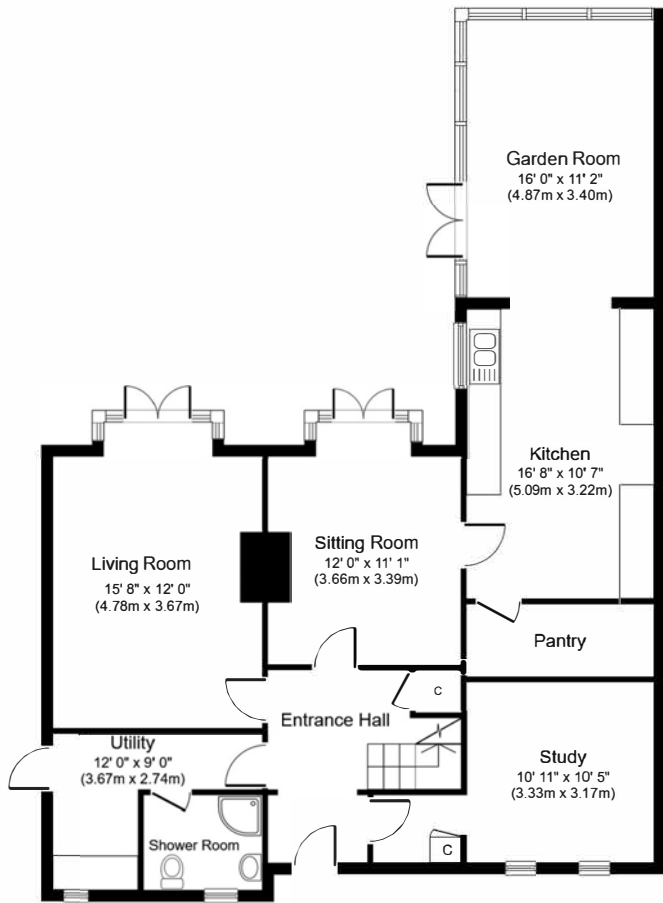
All mains services.

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.

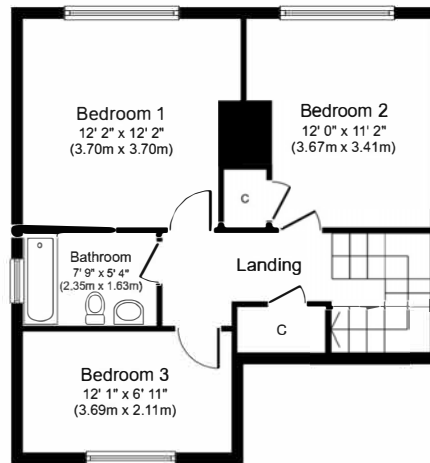
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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

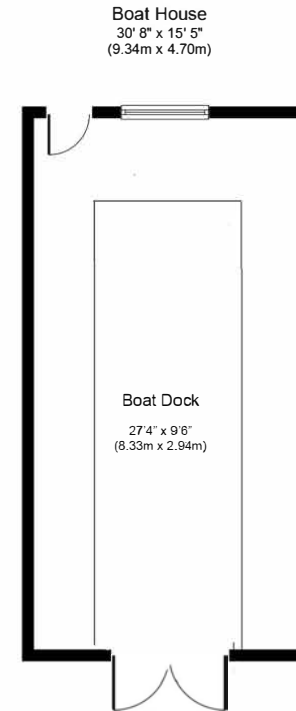




Ground Floor
 Approximate Floor Area
 1,124 sq. ft.
 (104.4 sq. m.)



First Floor
 Approximate Floor Area
 512 sq. ft.
 (48.4 sq. m.)



Outbuilding
 Approximate Floor Area
 473 sq. ft.
 (43.9 sq. m.)



PLAN NOT TO SCALE
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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