



BRIMBELOW ROAD, HOVETON  
£265,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS







## BRIMBELOW ROAD, HOVETON, NORFOLK NR12 8UJ

- Waterside bungalow set just off the River Bure
- 28ft long covered mooring
- Walking distance from the centre of Wroxham
- Off road parking
- Freehold and fully residential
- No onward chain

An incredibly deceptive waterside bungalow set in a private and quiet location just off the River Bure within walking distance of the centre of Wroxham.

Features include a 28ft long covered mooring dock, sealed unit double glazing, electric heating throughout, off road parking, full residential status and pleasant views out over the water. The property has also been completely re-clad in low maintenance weatherboarding.

The accommodation consists of a fitted kitchen, 22ft long living room, dining area, two double bedrooms and two shower rooms.

Available with no onward chain, suitable as a holiday let, second home or permanent residence, early viewing is recommended.

### ACCOMMODATION

#### **Kitchen: 10'3" x 8'4"**

Full range of wall and floor mounted storage units with sink unit and drainer, electric cooker point, extractor hoods, plumbing for a washing machine, dimmer light control, door and window to front and window to side, partially tiled walls and a night storage heater.

#### **Hallway**

#### **Dining Area: 8'10" x 7'2"**

Window to side aspect, wall light points, dimmer light control, night storage heater.

#### **Shower Room**

Low level w/c, wash basin, shower cubicle, fully tiled walls, heated towel rail, loft access, feature leaded and stained window to side.



### **Bedroom 2: 13'1" x 8'8"**

Window to rear with views out over the water. Night storage heater, coved ceiling.

### **Living Room: 21'10" x 11'9"**

Dual aspect with window to front aspect and French doors to rear with views out over the water. TV point, electric wall mounted fire, night storage heater, coved ceiling, dimmer switch, wall light points.

### **Inner Lobby**

Built in double storage cupboard, window to rear with view out over the water.

### **Master Bedroom: 19'7" (11'1" min) x 8'2"**

Dual aspect with windows to side and front.

### **En-Suite Shower Room**

Low level w/c, hand basin, tiled shower cubicle, extractor fan, window to side.

## **OUTSIDE**

The property is approached via a tarmac driveway providing private off road parking with outside lighting.

To the rear is a small waterside garden with outside power and lighting with views out over the water. Private mooring dock measuring approximately 28ft x 8ft with total water frontage extending to approximately 39ft. There are two decked seating areas.

## **LOCATION**

The property benefits from a quiet and private location within walking distance of the centre of Wroxham with the full range of amenities on offer. It is also set on a dyke just off the River Bure with access to the whole Norfolk Broads network.

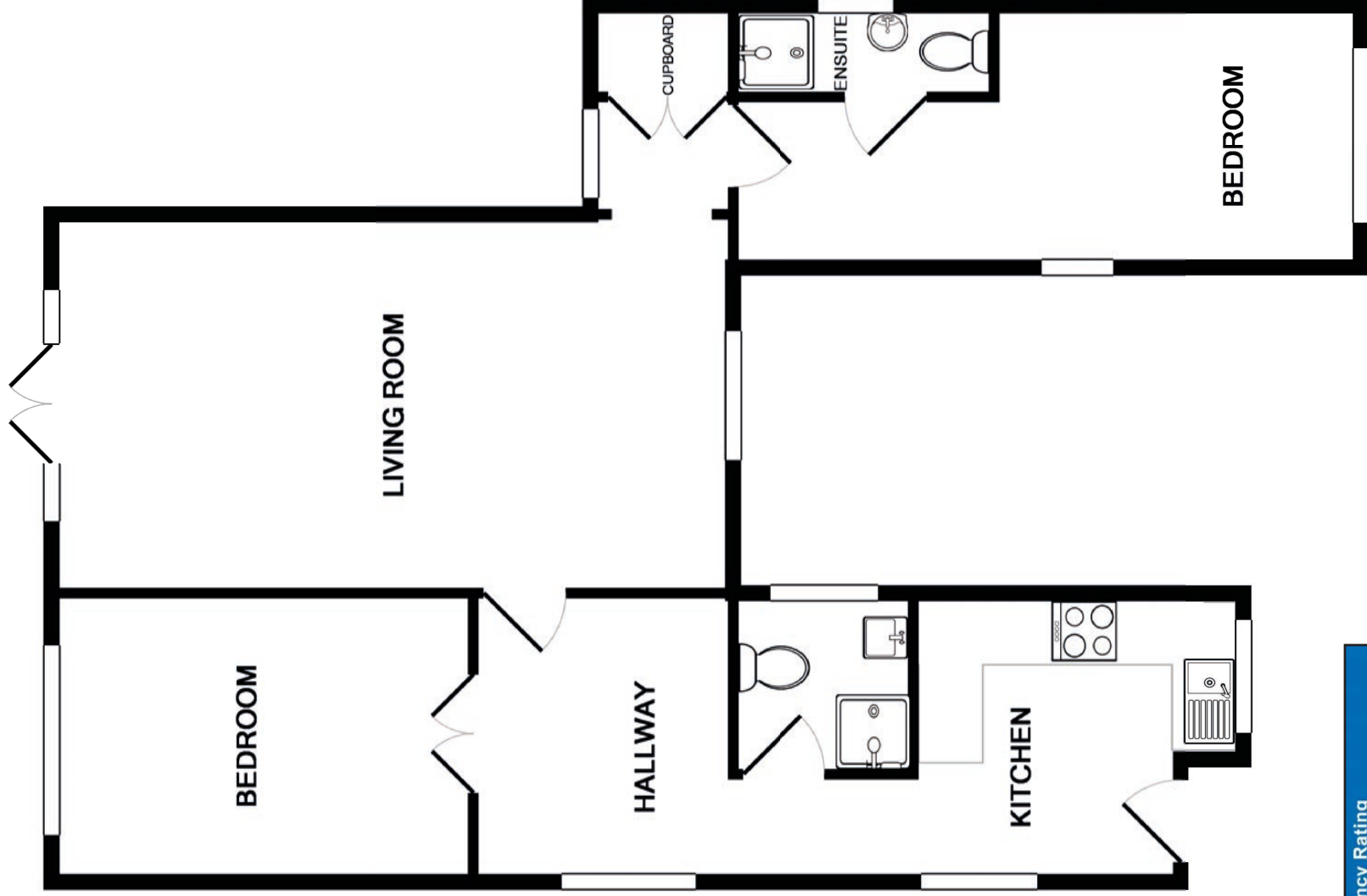
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All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

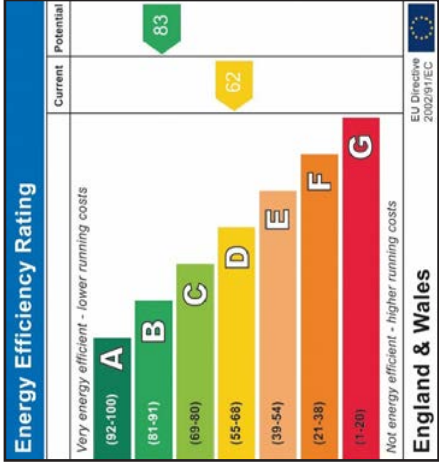
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PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY







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