



MEADOW DRIVE, HOVETON  
£675,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS







# MEADOW DRIVE, HOVETON, NORFOLK NR12 8UN

- Deceptive and flexible waterside residence
- Immaculately presented
- Private mooring dock measuring 48ft x 12ft
- 190ft long south facing rear garden
- Walking distance to the centre of Wroxham
- Garage and ample off road parking

An immaculately presented waterside residence set within walking distance of the centre of Wroxham offering generous and flexible accommodation, a 190ft long south facing rear garden and a private 48ft long mooring dyke with access out onto the entire Norfolk Broads network.

Located in a quiet, private and sought after position, the property would be equally well suited to being used as a comfortable and convenient permanent residence or as a perfectly placed, low maintenance second home.

The accommodation consists of an entrance hall, dining room, semi-open plan to the sitting room, conservatory, fully fitted and well finished kitchen/breakfast room, utility room, study area, ground floor double bedroom and a contemporary shower room. On the first floor there are two further double bedrooms and a family bathroom.

Features include full gas fired central heating, sealed unit double glazing, ample off road parking with a detached garage, enclosed and private gardens and personal mooring dock measuring 48ft x 12ft.

The centre of Wroxham is less than half a mile away with a comprehensive range of facilities.

## ACCOMMODATION

### Entrance Hall

Triple aspect with fitted blinds, tiled floor, radiator, built in cloaks cupboard.

### Dining Room: 15'9" x 9'10"

Window to front aspect, coved ceiling, tiled floor, radiator, under stair cupboard. Semi-open plan to:

### **Sitting Room: 15'9" (14'3" min) x 15'5"**

Inset multi fuel burning stove with stone surround and hearth. Tiled floor, coved ceiling, staircase to first floor. French doors to:

### **Conservatory: 13'3" x 8'8"**

Triple aspect with views out over the rear garden and the mooring beyond. Fitted blinds, door to side.

### **Kitchen/Breakfast Room: 16'6" x 11'6"**

Extensive range of contemporary units with Corian style worktops, inset sink unit, under unit lighting and a range of built in appliances that consist of a built in oven, microwave, gas hob, extractor hood and fridge/freezer. Windows and fully glazed door to rear with fitted blinds, tiled floor, coved ceiling, down lighters, Velux window to side. Plumbing for dishwasher, radiator.

### **Utility Room: 7'1" x 5'9"**

Fitted units, plumbing for washing machine, wall mounted central heating boiler, tiled floor, part glazed door to side.

### **Inner Hallway**

Radiator, coved ceiling.

### **Study Area: 6' x 6'**

### **Bedroom 3: 9'5" x 9'1"**

Window to front aspect, radiator, coved ceiling, built in double wardrobe.

### **Shower Room**

Double shower enclosure, hand basin, low level w/c, partially tiled walls, tiled floor, heated towel rail, window to side.

## **FIRST FLOOR**

### **Landing**

Access to loft space.







### **Bedroom 1: 14'1" x 11'8"**

Window to rear with views out over the garden, mooring and the water beyond. Coved ceiling, radiator, built in wardrobe and cupboard. Coved ceiling.

### **Bathroom**

Low level w/c, panelled bath with fitted shower, vanity wash basin, heated towel rail, fully tiled walls.

### **Bedroom 2: 11'6" x 9'2"**

Window to rear, radiator, built in linen cupboard, coved ceiling.

## **OUTSIDE**

The property is approached via a brickweave and gravelled driveway providing parking for several vehicles. This leads to a **Detached Garage: 18'8" x 8'7"** with power, light and an up and over door. There is also a covered parking bay suitable for motorbikes.

There is gated access to both sides of the property with storage shed with power on one side and a covered storage area on the other.

The south facing rear garden extends to approximately 190ft with a sun terrace leading out from the kitchen and conservatory with flower, shrub and tree borders. The majority of the garden is laid to lawn, enclosed by mature hedging with a summerhouse and pathway leading down to the:

## **PRIVATE MOORING**

The quay headed dock measures 48ft x 12ft with external power provided. There is a gravelled seating area; a perfect vantage point for fishing or simply watching life on the water pass you by.

The property is set just off the River Bure, which in turn leads out onto the entire Norfolk Broads network.

## **ADDITIONAL INFORMATION**

Mains services.

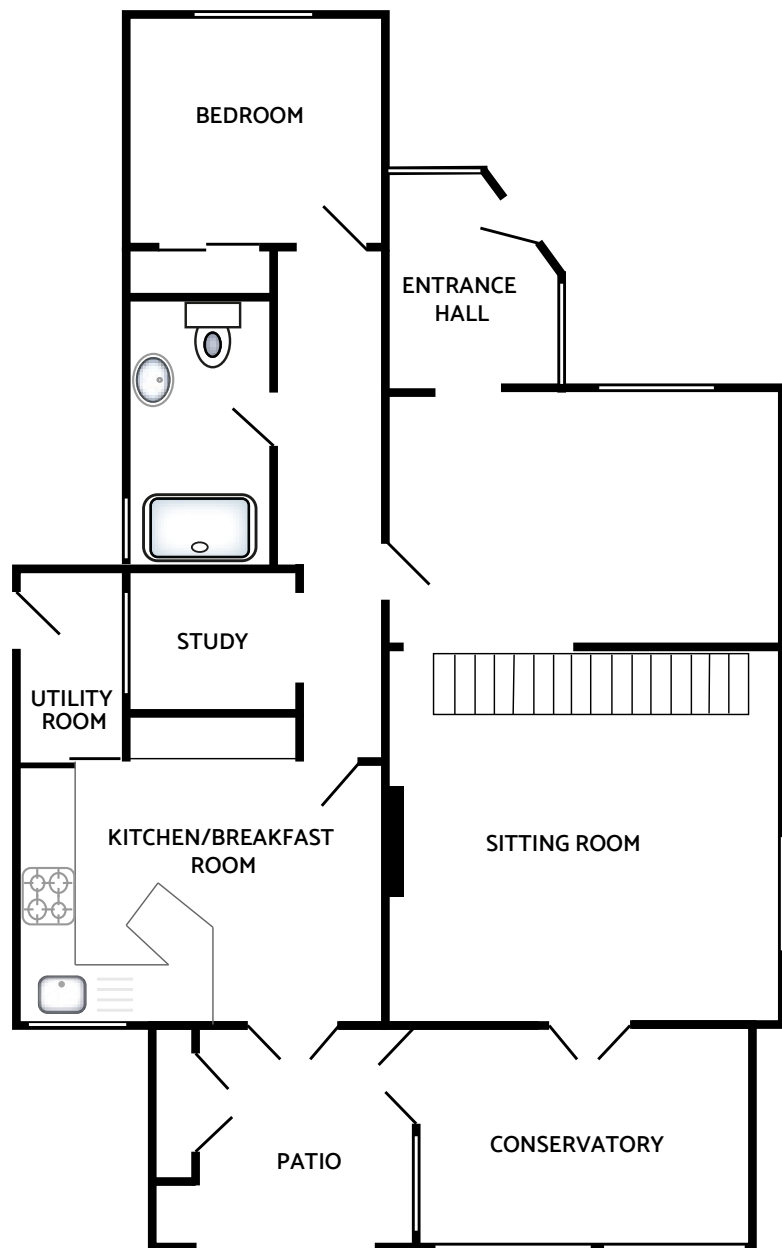




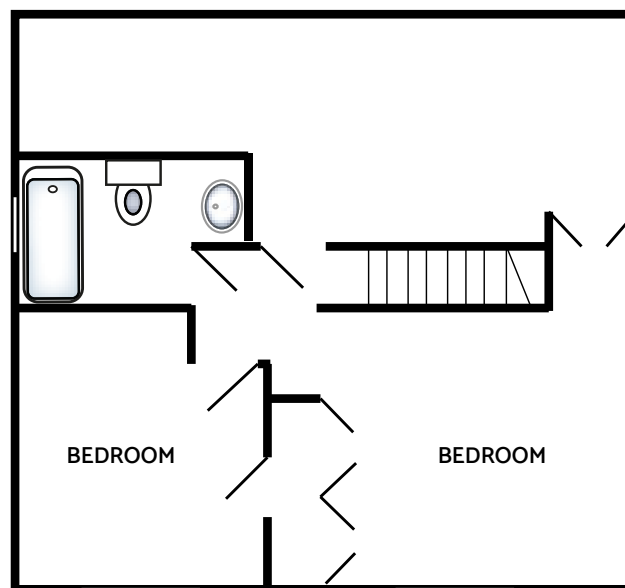






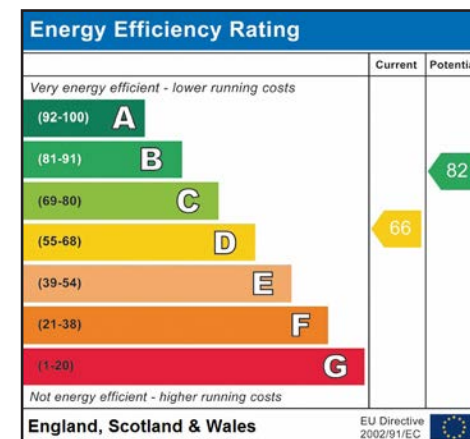


GROUND FLOOR



FIRST FLOOR

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY



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.









WATERSIDE ESTATE AGENTS  
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400  
Email: [sales@watersideestateagents.com](mailto:sales@watersideestateagents.com)  
[www.watersideestateagents.com](http://www.watersideestateagents.com)