



BRIMBELOW ROAD, HOVETON
GUIDE PRICE £450,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







BRIMBELOW ROAD, HOVETON, NORFOLK NR12 8UJ

- Huge potential for renovation or full redevelopment, subject to the necessary planning permission
- Generous waterside plot with direct river access
- 40ft mooring dock
- 1930s style detached 3 bedroom bungalow
- Only 0.25 miles from the centre of Wroxham
- Garage and off road parking for several cars
- No onward chain
- Rare opportunity

Huge potential for either renovation or full redevelopment, this 1930s style detached bungalow offers a generous plot, direct river access, private moorings, just off the River Bure, all within walking distance of the centre of Wroxham.

The total plot measures approximately 130ft x 59ft with quay headed river frontage extending across the full width, with a large private mooring dock measuring approximately 40ft x 20ft.

The property consists of an entrance hall, generous living room, kitchen/dining room with walk-in larder, bathroom, L-shaped garden room looking out over the water and three double bedrooms.

Original style features include wooden floors, panelled doors and picture rails. The current owners have installed gas fired central heating by radiators.

Other benefits include a garage with off road parking for several vehicles, no onward chain, direct access out onto the River Bure and the entire Norfolk Broads network. The centre of Wroxham, offering an extensive range of local amenities, is approximately a quarter of a mile away.

Early viewing is recommended.

ACCOMMODATION

Ready for renovation or redevelopment, this detached 1930s style bungalow occupies a generous waterside plot just off the River Bure, with a large mooring dock measuring approximately 40ft x 20ft and total water frontage extending to over 55ft, all within easy walking distance of the centre of Wroxham.



The total plot measures approximately 130ft x 59ft. The bungalow consists of an entrance hall, living room, kitchen, L-shaped sun room, 3 bedrooms and a bathroom. There are a number of original style features including panelled doors, wooden floors and picture rails.

Other benefits include private off road parking for several cars, and no onward chain. Access is via the River Bure to the full Broads river network, and a wide variety of local amenities are all close by.

Entrance Hall

Built in cupboard with loft access.

Kitchen/Dining Room: 15'2" x 10'10"

Sink unit and drainer, range of units, window to side, door to sun room, wooden floor, gas cooker, built in cupboard.

Inner Hallway

Contains gas combi boiler.

Walk in Larder

Contains gas and electricity meters.

Bathroom:

Low level w/c, vanity wash basin, panelled bath, window to side, wooden floor.

Living Room: 19'2" x 15'1"

Window to side, French door to sun room with views out towards the water. Wooden floor.





L-Shaped Sun Room: 19'9" x 3'9" plus 15'0" x 4'0"

With south and west facing elevations looking out over the garden, the moorings and the water beyond.

Bedroom 1: 12'2" x 12'1"

Window to rear, wash basin, wooden floor.

Bedroom 2: 12'1" x 11'0"

Window to side, wash basin, wooden floor.

Bedroom 3: 15'2" x 8'0"

Window to front aspect, wash basin, wooden floor.

OUTSIDE

The property is approached via a gravelled parking area with space for several cars, which leads to a single garage. Gated access leads to the side with a paved area and a timber shed/workshop.

The rear garden is over 75ft long, enclosed by mature borders with views out over the water. The generous mooring dock measures approximately 40ft x 20ft with an additional side on mooring directly onto the dyke, extending to approximately 30ft. The rear garden faces west.

ADDITIONAL INFORMATION

No onward chain.

All mains services available.

The centre of Wroxham with a full selection of amenities is within easy walking distance.

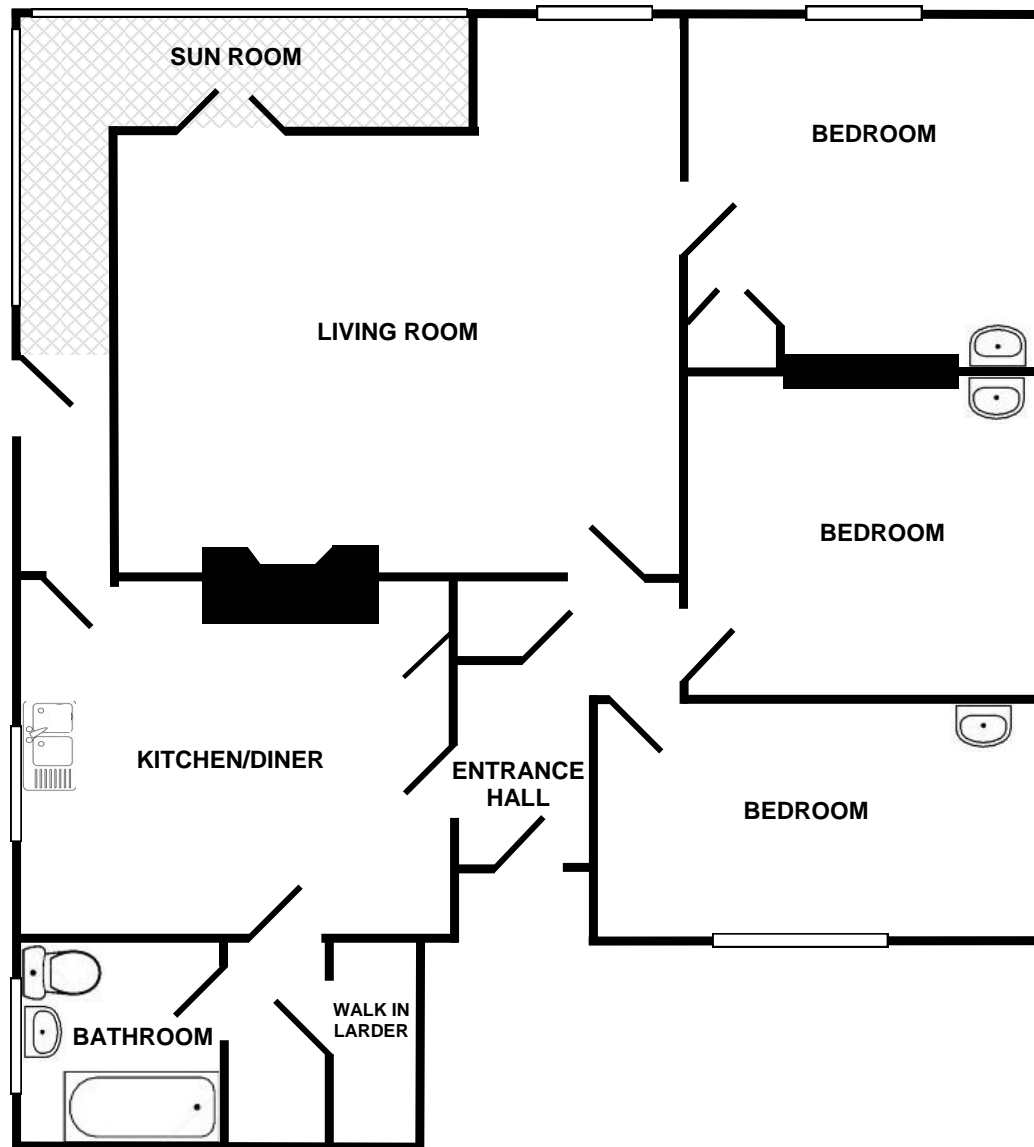
Full redevelopment of this site is subject to the required planning permission.

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.

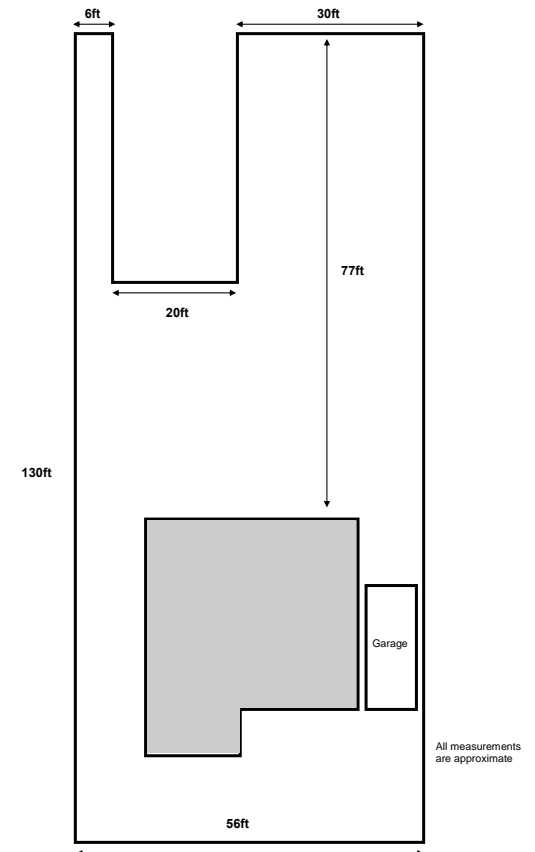
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.


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





PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			87
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	36	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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