



BRIMBELOW ROAD, HOVETON
£535,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





BRIMBELOW ROAD, HOVETON, NORFOLK NR12 8UJ

- Renovated and remodelled detached waterside bungalow
- Double mooring dock 44' x 32'6"
- Easy access to the River Bure and less than 0.25 miles from the centre of Wroxham/Hoveton
- Ample off road parking
- New kitchen, utility room and shower rooms fitted in 2021
- Perfect second home or holiday let

An incredibly well placed and deceptively spacious detached waterside bungalow with a large double mooring dock, ample off road parking, easy access out onto the River Bure, all within walking distance of the centre of Wroxham.

Built in the 1970s of non-standard construction, this well proportioned riverside home has been significantly improved by the current owners. Renovations that have included a remodelled interior, full redecoration inside and out, new boiler fitted in 2018, upgraded electrics, new flooring including Amtico, and new kitchen, utility room and shower rooms all fitted in 2021.

The spacious accommodation consists of an entrance hall, kitchen, utility room, large triple aspect L-shaped living room, garden room with views out over the water, two double bedrooms, study/dressing room and two shower rooms.

Outside there is a gravel driveway providing private parking for several vehicles, a low maintenance south west facing garden and an impressive double mooring dock measuring approximately 44' x 32'6" with water and shore power connected.

Less than 0.25 miles from the centre of Wroxham/Hoveton, this well presented bungalow is perfectly placed to be a convenient permanent residence or a low maintenance second home, or a well proportioned waterside holiday let.

The nature of the plot and the existing property also lend themselves to possible future redevelopment, subject to the necessary planning permission.

Early viewing is recommended.



ACCOMMODATION

Steps up to:

Entrance Hall

Recently fitted front door, Amtico flooring, radiator.

Utility Room: 9'6" x 6'10"

Completely refitted last year with a full range of wall and floor mounted units, Butler sink, space for fridge/freezer, Amtico flooring, window to front aspect, plumbing for washing machine.

Kitchen: 12'3" x 8'9"

Full range of wall and floor mounted units, installed in 2021 with 1½ ceramic sink unit, built in Belling double oven and induction hob, extractor fan, plumbing for dishwasher, Amtico flooring, windows to front aspect, wall mounted gas fired central heating boiler.

L-Shaped Living Room: 27'0" (12'2" min) x 24'0" (9'5" min)

Generous and versatile living space with plenty of room for separate sitting, dining and study areas. Triple aspect with two sets of glazed doors leading outside and a large south facing window. Three radiators and a multi-fuel burning stove.

Garden Room: 21'3" x 5'9"

Of timber and sealed unit double glazed construction with panoramic views out over the water. Recently fitted sliding patio doors out onto the sundeck, panelled walls.

Inner Hallway

Master Bedroom: 15'2" (9'5" min) x 9'7"

Dual aspect, radiator, loft access.

En-Suite Shower Room

Low level w/c, hand basin with vanity unit, shower enclosure, window to side and extractor fan.



Dressing Room/Study: 11'9" x 9'7"

Window to side, radiator.

Shower Room

Fully refitted in 2021, with large walk in shower enclosure with dual headed shower, wash hand basin with fitted vanity units, w/c and mirror with light.

Amtico flooring, towel rail, extractor fan and windows to side.

Bedroom 2: 11'9" x 9'8"

Window to rear, radiator.

OUTSIDE

The property is approached via a five bar gate leading to a generous gravelled driveway providing private parking for several vehicles. There is outside light and water, raised beds, log store and bin store and a large timber shed/workshop 16'0" x 9'4" - built in 2021 with power connected. There is also lean to shed with doors to front and back, which measures 12'7" x 6'6".

The rear garden is dominated by stunning views out over the water with two raised south west facing sun decks, a low maintenance garden with Astroturf and slate covered flower beds and outside lighting.

A low fence with double gates, ideal for young children or small dogs, gives access to the double mooring dock - measuring 44ft (max) x 32'6" with shore power and water. Looking out over a peaceful dyke but less than 300 metres from the River Bure with full access to the entire Broads network.

ADDITIONAL INFORMATION

Tenure: Freehold

Occupancy: Full residential

Construction: Non-standard

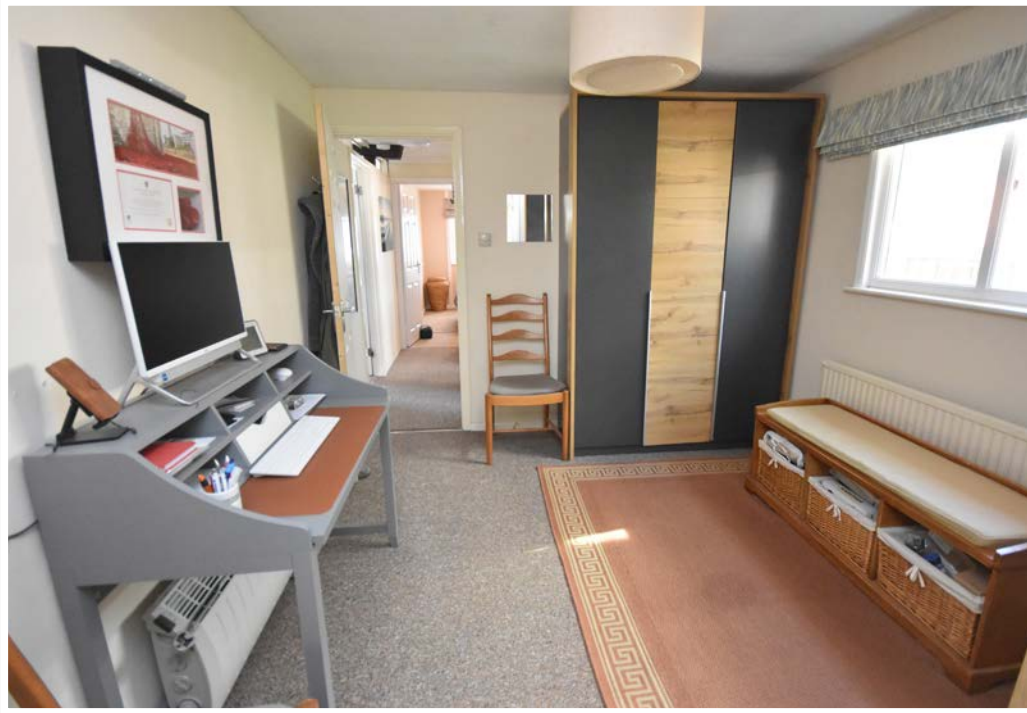
Services: Mains water, drainage, gas and electricity

Council Tax: Band C

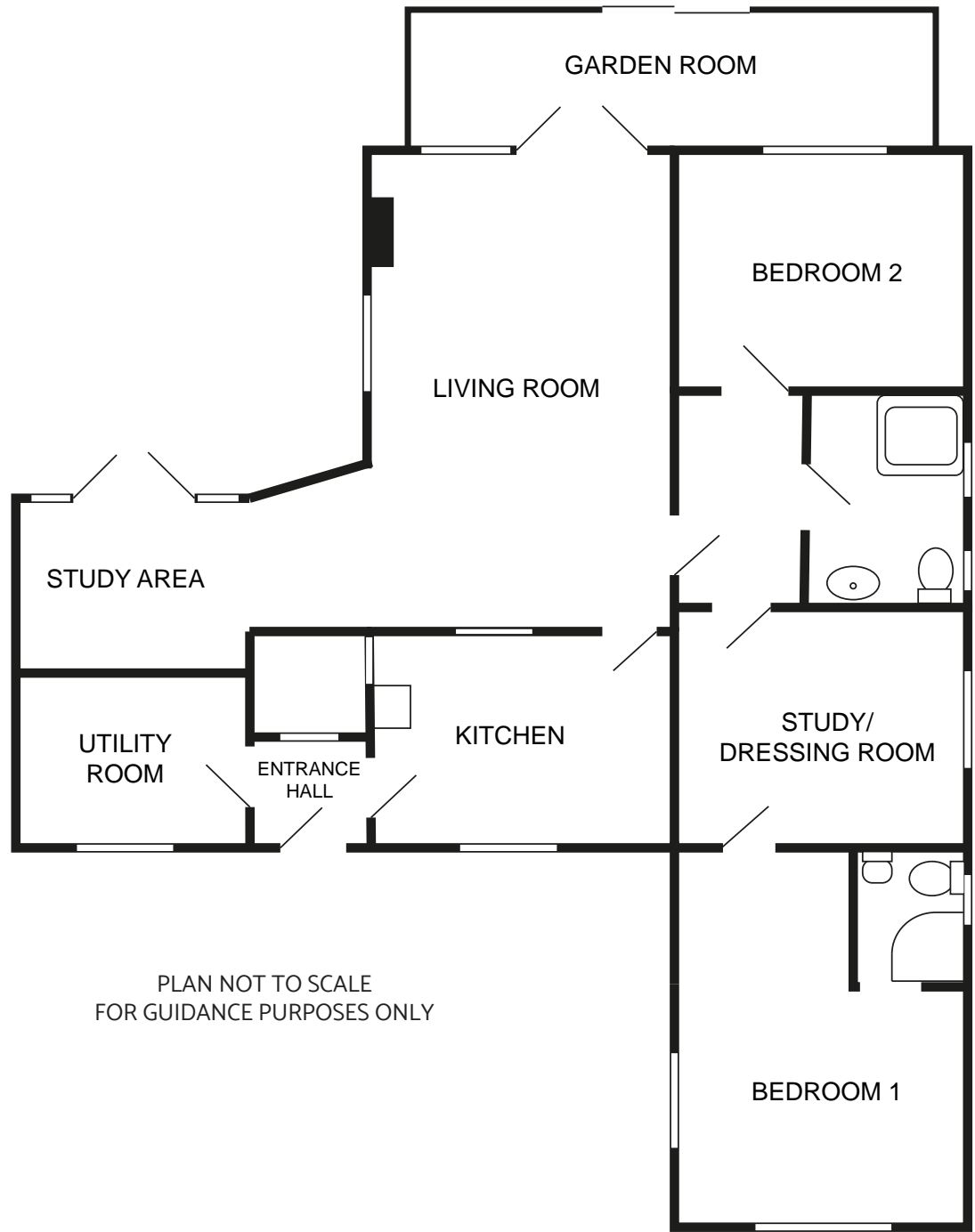
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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
<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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