



MARSH ROAD, HOVETON
GUIDE PRICE £950,000 - £1,000,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







MARSH ROAD, HOVETON, NORFOLK NR12 8UH

- Immaculately presented waterside property built in 2011
- 4 double bedrooms, 3 bath/shower rooms and open plan living
- High quality, low maintenance design
- Large double mooring dock
- Ample private and secure parking
- Within walking distance of the centre of Wroxham
- Direct river access leading to the entire Norfolk Broads network

An immaculately presented and perfectly positioned waterside residence, built in 2011 and finished to a high standard with contemporary open plan styling. Designed to be low maintenance allowing the owners to fully enjoy the benefits of direct river access, a large double mooring dock, ample secure off road parking and generous family accommodation all within walking distance of the centre of Wroxham.

Equally suitable as a stunning permanent home, the ultimate lock up and leave second home, or as a high end holiday let, this impressive riverside property offers accommodation that consists of a spacious reception hall, open plan living room, dining area and kitchen/breakfast room, utility room with boiler room and cloakroom, four double bedrooms with a generous master bedroom suite with a four-piece en-suite bathroom, dressing area, walk in wardrobe and access out onto the balcony.

Bedroom 2 also has access to the balcony and is served by a family bathroom along with Bedroom 3. Bedroom 4 is on the ground floor with a kitchenette and en-suite shower room with direct access out onto the sun deck and moorings.

Two sets of double gates give access to a substantial driveway allowing secure parking for multiple vehicles with access to the rear of the property which is fully decked with seating areas, storage lockers, exterior lighting, power and water which all complement the imposing double mooring dock which measures 43' x 15' plus 35'6" x 15'.

Other features include panelled oak internal doors, Amtico flooring, extensive built in appliances to the kitchen and all mains services available including Superfast Fibre Broadband.

The property is offered for sale with no onward chain.



ACCOMMODATION

Reception Hall

Wooden front door with glazed side panel, Amtico flooring, staircase to first floor with under stair storage cupboard. Radiator, downlighters, glazed double doors to living room.

Cloakroom

Low level w/c, wash basin, radiator, window to front aspect, panelled door.

Semi Open Plan Living Area

A generous semi-divided living space comprising:

Sitting Room: 22'1" x 14'1"

Dual aspect with large French doors leading out onto the sun deck looking out over the moorings. Amtico flooring, radiator. Exposed brick fireplace currently housing an electric fire. Leading to:

Kitchen/Dining Room: 22'1" x 10'3"

Extensive range of wall and floor mounted storage units with sink unit and drainer, two built in ovens, hob and extractor hood, built in fridge/freezer and built in dishwasher. Radiator, large French doors to rear leading out onto the sun deck looking out over the water.

Utility Room: 12'5" x 5'1"

1½ sink unit and drainer with wall and floor mounted storage units with plumbing for a washing machine and space for a tumble dryer. Tiled splashbacks, radiator, door to side.





Boiler Room: 7' x 5'5"

Gas fired central heating boiler and cupboard housing hot water tank. Built in shelving and storage space, radiator, panelled door.

Bedroom 4: 18' (11'5" min) x 11'9"

Triple aspect with French doors to rear. Radiator, Amtico flooring. Kitchenette with sink unit and drainer with storage cupboards under. Down lighters, panelled door.

En-Suite Shower Room

Corner shower enclosure, low level w/c, wash basin, heated towel rail, partially tiled walls, down lighters and extractor fan, window to front aspect.

FIRST FLOOR**Galleried Landing**

Window to front aspect, radiator, study area.

Master Bedroom Suite**Bedroom: 22' x 10'9"**

French doors with glazed side panel leading out onto the balcony with views out over the moorings and the water beyond. Radiator, down lighters, panelled door.

Dressing Area: 7'8" x 5'10"

Fitted dressing table, Velux window to rear.

Walk-in Wardrobe: 11'5" x 5'1"

Range of fitted shelving and storage, radiator, large built in linen cupboard.





En-Suite Bathroom: 9'1" x 7'4"

Contemporary four piece suite with panelled bath, double shower enclosure, wash basin and low level w/c. Radiator, Velux window to front aspect, down lighters, extractor fan, panelled door.

Bedroom 2: 13'6" x 10'11"

French doors with glazed side panel leading out onto the balcony. Built in three door wardrobe, radiator, panelled door.

Bathroom

Low level w/c, panelled bath with shower attachment and screen, low level w/c, wash basin, heated towel rail, Velux window to side, extractor fan, panelled door.

Bedroom 3: 11'11" x 11'1"

Window to front aspect, radiator, three door built in wardrobe, fitted dressing table, panelled door.

OUTSIDE

The property is accessed by two sets of large timber double gates leading to a large Tarmac driveway providing private and secure parking for several vehicles.

There is also a timber storage shed and exterior lighting.

The rear of the property can be accessed from both sides and is set out with extensive decking which includes the impressive private mooring basin which provides two large berths measuring approximately 43' x 15' and 35'6" x 15'0" both serviced by external water and electricity. There is also extensive exterior lighting and two storage lockers.

Accessed via Daisy Broad, the River Bure is only a short distance from the property and from here the entire Norfolk Broads network can be reached.

ADDITIONAL INFORMATION

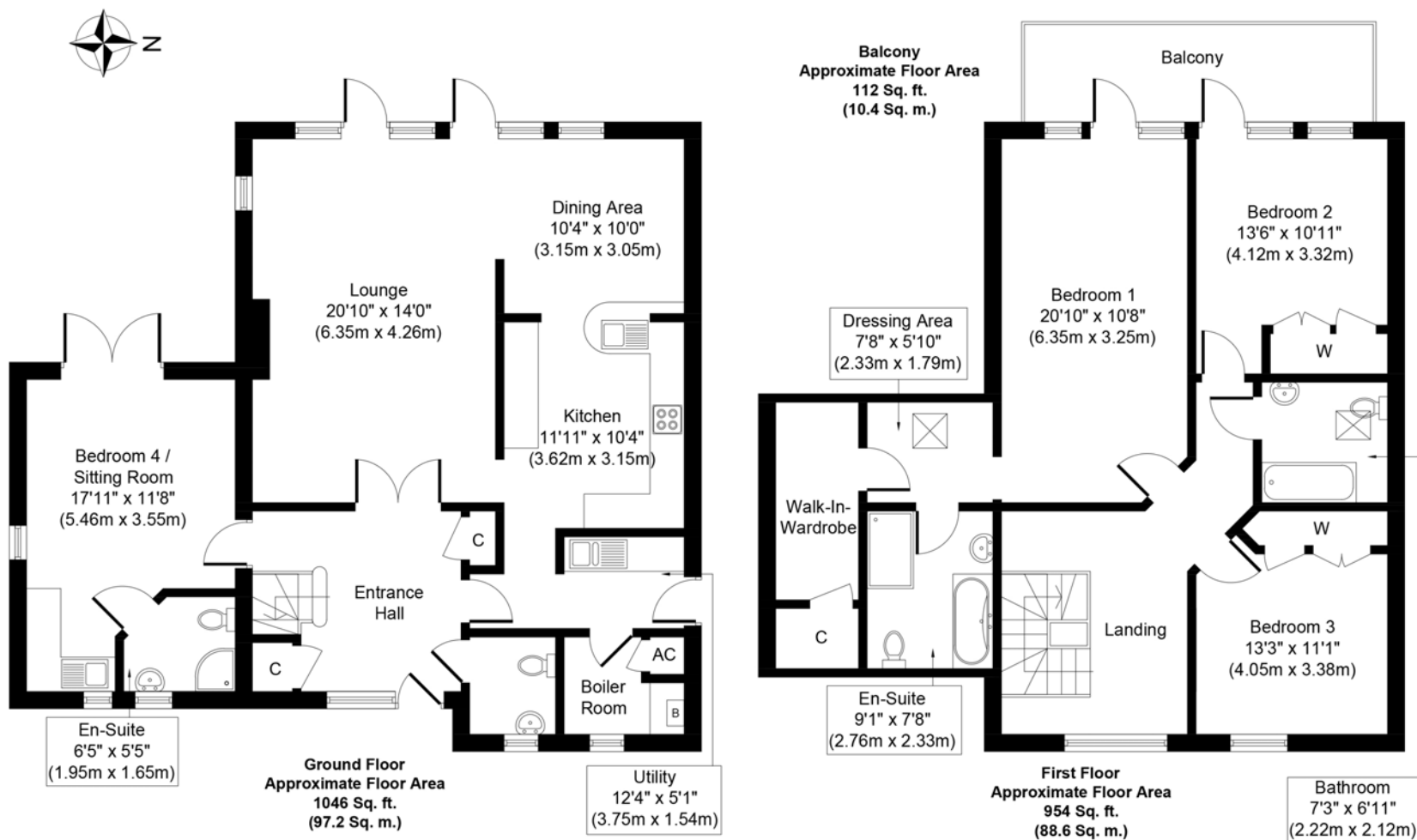
Tenure: Freehold

Occupancy: Full residential

Services: All mains services connected

Council Tax Band E





PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

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

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.



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