



BRIMBELOW ROAD, HOVETON
£1,100,000 FREEHOLD

WATERSIDE
ESTATE AGENTS











BRIMBELOW ROAD, HOVETON, NORFOLK NR12 8UJ

- A stunning main river location with beautiful panoramic views and a southerly aspect
- Total plot size of approx 0.75 which includes a lagoon/mooring basin with capacity to moor several boats
- Private and peaceful position within walking distance of the centre of Wroxham
- Maintained to a high standard with new steel and concrete piles installed in 2021
- Triple aspect garden room, bay fronted living room both offering breathtaking views
- 3/4 bedrooms, 2 bathroom/shower rooms
- Extensive off road parking

A truly stunning location, arguably one of the best positions on this section of the River Bure! Beautiful uninterrupted panoramic views and a rarely available southerly aspect, all within walking distance of the centre of Wroxham/Hoveton.

Set in a private and peaceful plot extending to approximately 0.75 acres which includes a private mooring basin/lagoon providing capacity to moor several boats.

The current owners had the property built in 1980 and have maintained it to a high standard ever since, extending it in 2016 and replacing the original piles with new steel and concrete in 2021.

The accommodation consists of an entrance porch, inner hallway, living room with south facing bay window looking out over the river, a triple aspect garden room, offering sweeping far reaching views, fitted kitchen, utility room, study/bedroom 4 and a ground floor shower room. On the first floor you'll find a generous dual aspect master bedroom with a private south facing balcony, two further bedrooms and family bathroom.

As well as a location that is second to none, this property offers multiple moorings, extensive off road parking, full mains services including gas central heating with UPVC double glazing. It also offers huge scope for further improvement/development (subject to the necessary planning permission).

A beautiful waterside location on an incredibly scenic section of the River Bure, a true haven for wildlife and the perfect riverside retreat. Early viewing is advised.

ACCOMMODATION

Entrance Porch

Window to rear, built in storage cupboard, coved ceiling.



Inner Hallway

Staircase to first floor, radiator, coved ceiling.

Living Room: 24'8" x 15'1"

An L-shaped dual aspect reception room with a large south facing bay window making the most of the far reaching river view. Coved ceiling, marble fireplace, skirting heaters. Fully glazed sliding door to:

Garden Room: 11'1" x 10'10"

Triple aspect and south facing with stunning panoramic views and French doors leading out onto a raised decked seating area with glass balustrades.

Kitchen: 11'3" x 8'9"

Full range of wall and floor mounted units with sink unit and double drainer, built in double oven, gas hob and extractor hood with plumbing for dishwasher. Tiled floor, tiled splashbacks, window to side with views out over the water.

Study/Bedroom 4: 11'3" x 10'0"

Range of fitted furniture including a desk, display cabinets and shelving. Window to side, radiator. Built in double airing cupboard and double wardrobe, coved ceiling.

Shower Room

Double shower enclosure, low level w/c, wash basin, fully tiled walls, coved ceiling, radiator, window to side.

Utility Room: 8'3" x 6'0"

Gas fitted central heating boiler, plumbing for washing machine, fitted storage units, radiator, window to front aspect.





FIRST FLOOR

Landing

Coved ceiling, radiator, loft access.

Master Bedroom: 18'1" x 13'8"

Dual aspect with stunning far reaching views. Sliding doors out onto a private south facing balcony - the perfect vantage point to sit and enjoy the ever changing view. Built in double wardrobe with cupboards over, skirting heater.

Bedroom 2: 12'5" x 10'1"

Window to side offering river views, double radiator, built in wardrobe.

Bedroom 3: 10'4" x 8'0"

Window to rear, radiator, coved ceiling, built in wardrobe.

Bathroom: 10'1" x 5'8"

Panelled bath, vanity wash basin, low level w/c, radiator, fully tiled walls, window to side.

OUTSIDE

A five bar gate gives access onto a long gravel driveway which opens up into a generous parking area with space for multiple vehicles.

The total site extends to approximately 0.75 acres which includes around 0.3 acres of a private mooring basin/lagoon. Extensive quay heading provides private mooring facilities for a number of boats. The remaining grounds are laid primarily to lawn with a variety of shrub and flowering borders.



LOCATION

Hoveton/Wroxham is the capital of the Norfolk Broads with a wealth of amenities including a variety of shops, restaurants, supermarket, bank, doctors surgery, vets, bank and railway station, giving direct access to Norwich and onto London Liverpool Street.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains including gas fired central heating.

Brimbelow Road is a private roadway with responsibilities for maintenance shared by the residents.

The neighbouring property has right of way over the property's driveway.

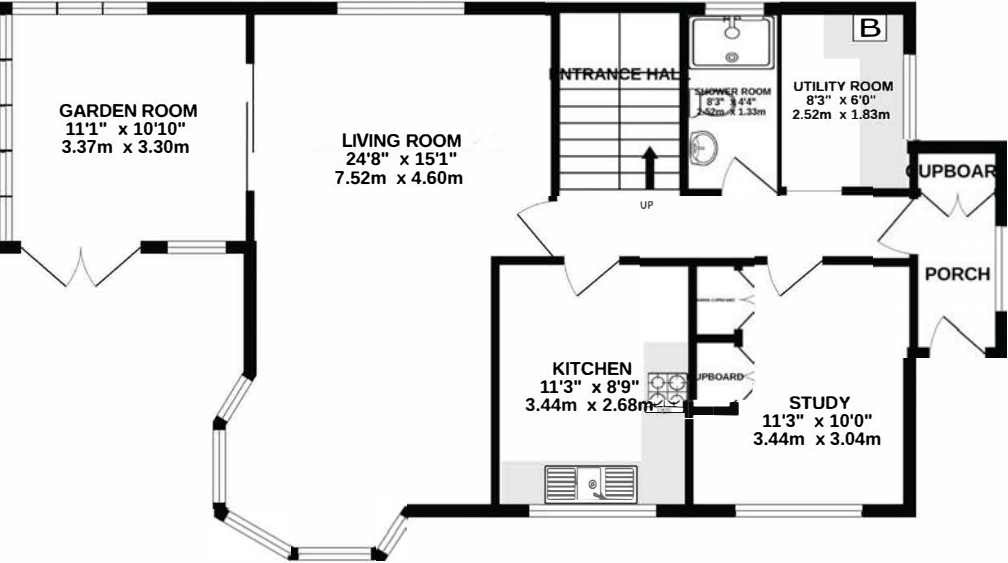
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

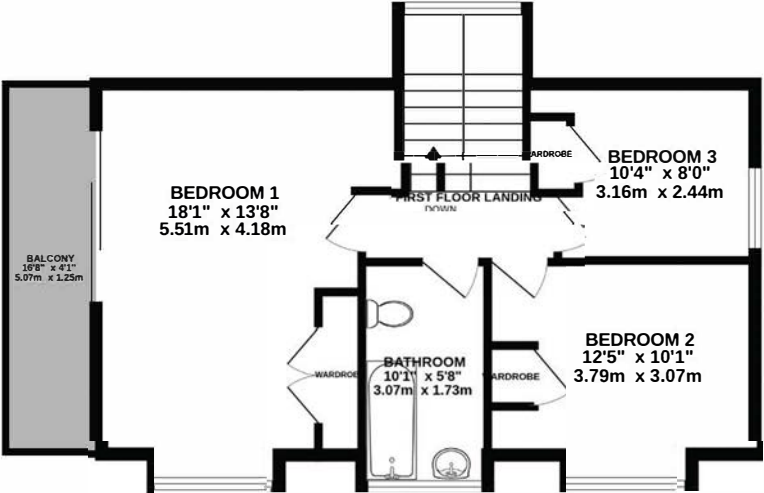
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.

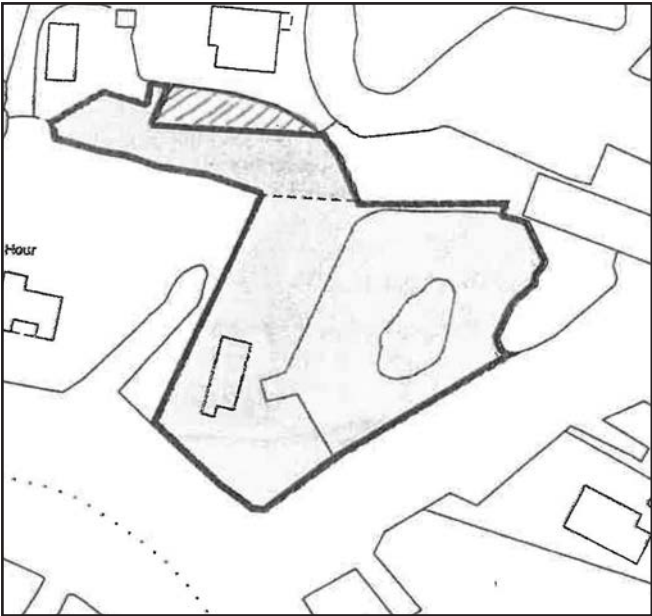


1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA 1395 sq ft (129.6 sq m) approx

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		



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