

SALES & LETTINGS

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Delaware, Tunstead Road, Hoveton, Norfolk, NR12 8QN

This generous and versatile, detached property presents as an ideal family home or as a welcoming Bed & Breakfast business. Conveniently located toward the heart of the popular riverside village of Hoveton, Delaware benefits from its easy access to local amenities that include schooling, riverside eateries, dentist, doctors' surgery, supermarket and department store and post office.

Set on a plot approaching quarter of an acre, the property is positioned back from the road, partially screened behind timber fencing and is approached over a broad hard standing driveway, providing ample off-road parking. To the side, a gate grants access to a garage with a workshop and to the rear of the property, a covered timber veranda extends away to landscaped gardens with shingle and paved walkways, a raised ornamental pond, and a well-tended lawn garden with mature shrubs and a summer house.





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- FOUR BEDROOMS
- THREE BATHROOMS
- DETACHED FAMILY HOME

- WELL- PRESENTED THROUGHOUT
- TRAIN STATION TO CITY OR COAST
- IDYLIC NORFOLK BROADS LOCATION

- THIRTY MINUTES TO THE CITY & COASTLINE
- AMPLE OFF-ROAD PARKING, GARAGE WITH WORKSHOP
- OVER TWO THOUSAND SQUARE FEET OF ACCOMMODATION

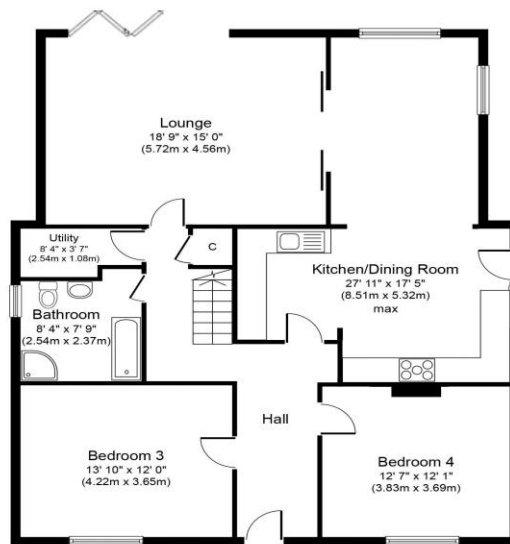
Well-presented throughout, the property enters into an entrance hallway where separate internal doors lead into two double bedrooms, a family bathroom, a separate utility and a generous kitchen with built in appliances and an adjoining dining room. A further door from the hallway leads into a spacious lounge with double doors to the dining room and folding doors that overlook and open out to the rear terrace. To the first-floor, a study and two further double bedrooms, both with en-suites, completes this versatile accommodation.

If you are looking for recreation or relaxation, the Broads waters are on your doorstep, also within easy reach is access to the city of Norwich, or the sandy beaches of the Norfolk coastline, all within a thirty-minute car journey, or a short bus or train journey.

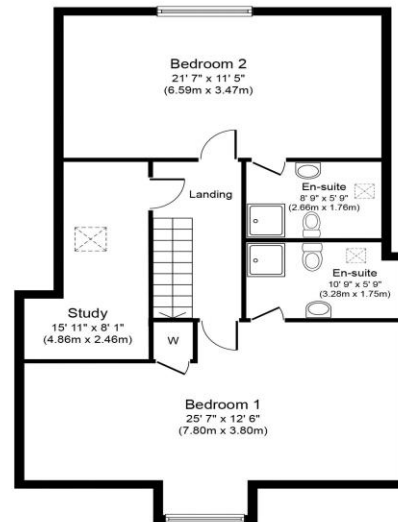




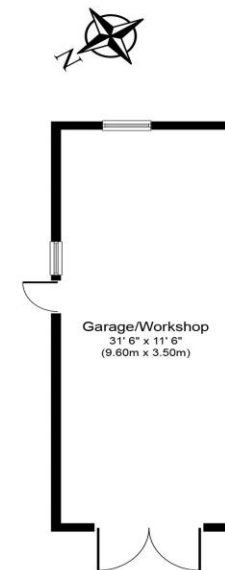
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Ground Floor
Approximate Floor Area
1,251 sq. ft.
(116.3 sq. m.)



First Floor
Approximate Floor Area
873 sq. ft.
(81.1 sq. m.)



Garage
Approximate Floor Area
353 sq. ft.
(32.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Stobart & Hurrell

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