



SWALLOWDALE, HOVETON, NORFOLK

Guide Price £495,000

SWALLOWDALE

MEADOW DRIVE, HOVETON, NORFOLK NR12 8UN

A four bedroom detached family home with three reception rooms and two bathrooms in a pleasant cul-de-sac location. The property would benefit from a program of refurbishment and is offered for sale with no onward chain.

DESCRIPTION

Swallowdale stands on a generous plot with an area of woodland immediately behind. The property has the benefit of gas central heating and many of the windows are UPVC double glazed. This property offers real potential for improvement and viewing is highly recommended.

LOCATION

The property is conveniently located in this popular broadland village. Hoveton and Wroxham are two connected villages, split by the River Bure which connects to the Norfolk Broads and offers lots of opportunities for sailing and fishing enthusiasts. The majority of local facilities are situated on the north side of the river in Hoveton and include a post office, banks, shops, a large department store, hotels, pubs and restaurants. There is St John's Community Primary School & Nursery and Broadland High School in Hoveton and also a doctor's surgery. Hoveton and Wroxham Railway Station is on the Bittern Line which runs from Norwich to Sheringham through Hoveton and also with stops at West Runton, Cromer, North Walsham and Worstead.

DIRECTIONS

Leave Norwich via the A1151 Wroxham Road, passing Rackheath and upon reaching Wroxham take the first exit off the mini roundabout into Norwich Road. Follow this road through Wroxham and over the bridge into Hoveton and then take the first turning on the right into Church Road. Follow the road round to the left and then turn right into Marsh Road. Take the first left turning into Brimbelow Road and then first left into Meadow Drive where the property will be found on the left hand side.

ACCOMMODATION

On the Ground Floor:-

ENTRANCE HALL Entrance door with oval patterned double glazed panel and double glazed windows either side. Radiator. Telephone point. Electronic thermostat control for heating. Built-in under stairs storage cupboard. Staircase to first floor landing. Coved and textured ceiling. UPVC double glazed window to side aspect.

CLOAKROOM White WC. Suspended hand wash basin with tiled splashback. Tiled floor. Radiator. Textured ceiling. Single glazed window to carport.

STUDY/CHILDREN'S ROOM Radiator. Television point. Coved and textured ceiling. UPVC double glazed window to front aspect.

LOUNGE Two radiators. Coal effect living flame gas fire with stone surround and a slate tile hearth. Two television points. Coved and textured ceiling. UPVC double glazed window to front aspect. Large UPVC double glazed window to rear aspect.

DINING ROOM Radiator. Serving hatch from kitchen. Television point. Coved and textured ceiling. UPVC double glazed sliding patio door to a paved patio and the rear garden.

KITCHEN Worktops with cupboards and drawers below and an inset double bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards and glass fronted display cupboards. Tall storage cupboards. Built-in fan assisted double oven and grill with cupboard above and drawer below. Inset 4 ring electric hob with an extractor above. Integrated slimline dishwasher. Integrated fridge and freezer. Tiled floor. Radiator. Coved and textured

On the First Floor:-

LANDING Radiator. Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. UPVC double glazed window and door leading out to a south west facing balcony. Coved and textured ceiling and loft access hatch with a wooden extending loft ladder to a boarded loft space with lighting and power and two Velux skylight windows.

BEDROOM 1 Radiator. Television and telephone points. Built-in double wardrobe with shelves and hanging rail. Coved and textured ceiling. UPVC double glazed window to rear aspect.

EN-SUITE BATHROOM Fully tiled walls and a white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, WC. Shaver point. Chrome towel radiator. Coved and textured ceiling. UPVC double glazed window to front.

BEDROOM 2 Radiator. Television point. Built-in double wardrobe with shelf and hanging rail. Textured ceiling. UPVC double glazed window to rear aspect.

BEDROOM 3 Radiator. Television point. Built-in double wardrobe with shelf and hanging rail. Textured ceiling. UPVC double glazed window to rear aspect.

BEDROOM 4 Radiator. Built-in double wardrobe. Textured ceiling. UPVC double glazed window to front aspect.

FAMILY BATHROOM Fully tiled walls. Matching suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, WC. Radiator. Coving. UPVC double glazed window to front aspect.

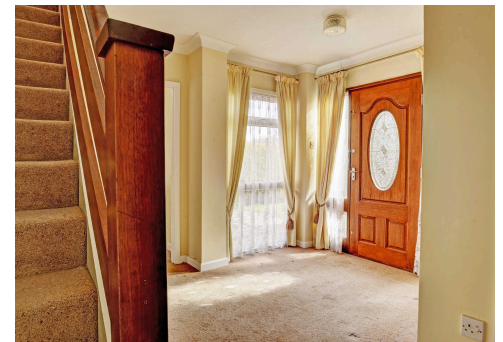
OUTSIDE The front garden is laid to lawn and a brickweave driveway widens and leads to an adjoining carport and garage with up and over door, light and power, door to carport, window to covered area to the rear. A door at the back of the carport leads to a utility room with worktop with cupboard below and an inset stainless steel single drainer sink, tiled splashback, utility space below worktop with plumbing for washing machine, wall mounted gas fired boiler, coving, UPVC double glazed window to rear aspect. Door to the covered area

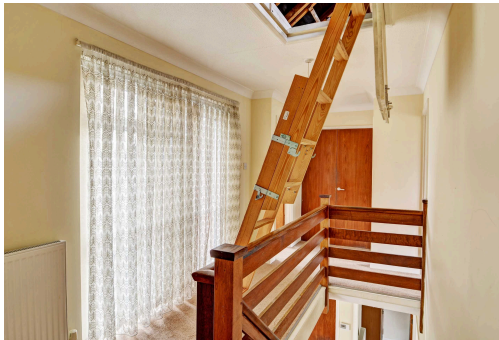
a loft access hatch with an aluminium extending loft ladder to a storage room above the garage, utility room and carport which has a boarded floor, light and power, two double glazed skylight windows to rear and a window to side aspect. The rear garden is laid to lawn with established shrub beds and borders and there is a wide paved patio to the immediate rear of the property. Part way down the garden is a further paved patio area and a timber built swing. Timber and felt roof garden shed. There is a pathway and a gate to the side of the property to the rear garden and a further gate from the rear garden leads out to a pedestrian pathway at the side of the house. Outside cold water tap to the rear of the property.

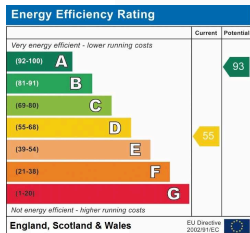
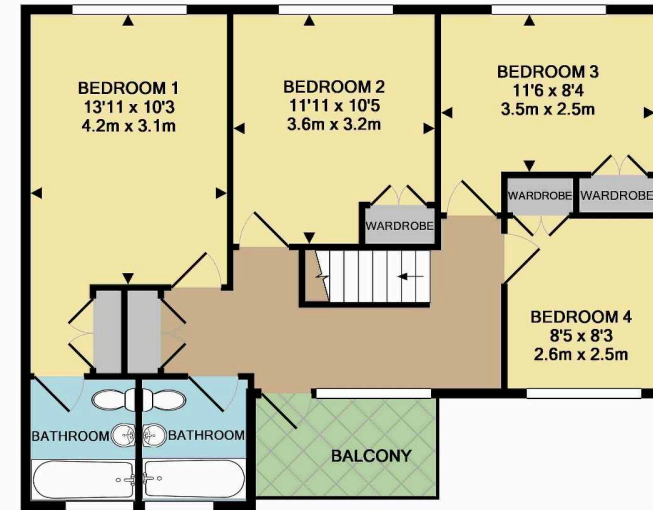
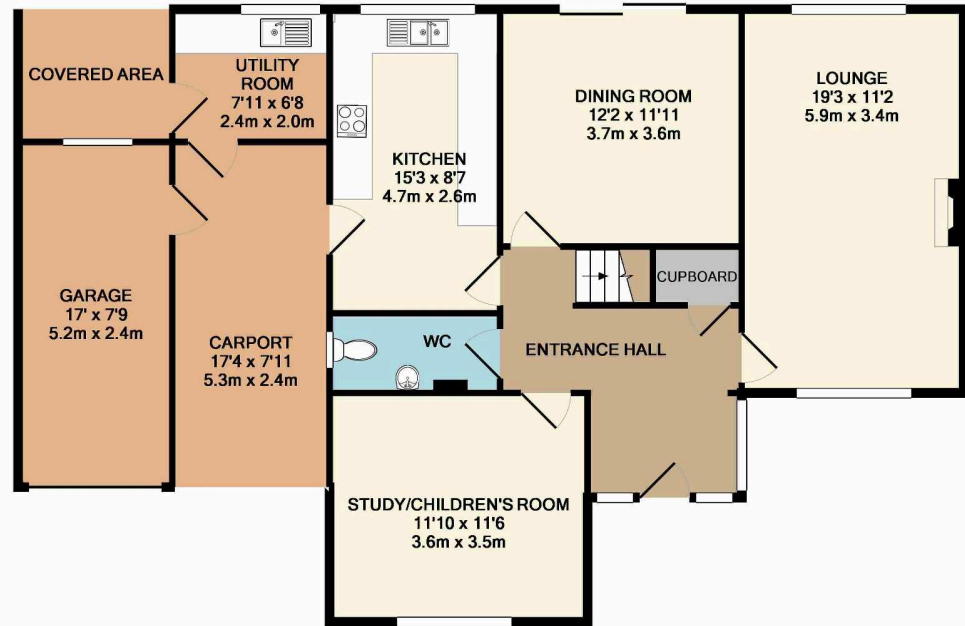
VIEWING

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

These particulars were prepared in April 2018. Ref. NRS6318







TOTAL APPROX. FLOOR AREA 1855 SQ.FT. (172.3 SQ.M.)

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AGENT'S NOTES: (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing. (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

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