



**57 Two Saints Close, Hoveton, Norfolk, NR12 8QR**

**Offers Over £300,000**

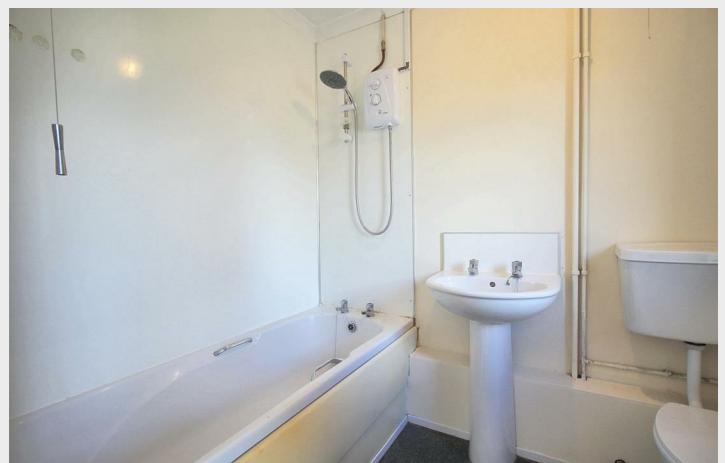
- NO ONWARD CHAIN
- OFF ROAD PARKING & GARAGE
- QUIET CUL-DE-SAC LOCATION
- DETACHED BUNGALOW
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN

# 57 Two Saints Close, Hoveton NR12 8QR

Set back from the road, this three bedroom bungalow is accessed via a driveway, leading to a shingled front garden, carport, and garage. The enclosed rear garden is bordered by flowerbeds filled with mature shrubs, flowers, and trees.



Council Tax Band: C



## **DESCRIPTION**

This detached bungalow is set in a well established cul-de-sac, offering a peaceful setting just a short distance from Hoveton and Wroxham village centre. Built in the late 1960s with traditional brick and block construction, the property features a hall, lounge, kitchen, three bedrooms, and a bathroom, along with gas central heating and double glazing. Outside, there is an enclosed rear garden and a garage.

## **LOCATION**

The property is within walking distance of Hoveton and Wroxham village centre, the vibrant heart of the Norfolk Broads. The area offers a variety of amenities, including shops, the well known Roys supermarket and department store, a post office, cafés, restaurants, pubs, a doctor's surgery, and schools. The scenic River Bure flows through the village, providing access to the wider Broads, while excellent transport links, including bus and rail services, offer easy connections to Norwich city centre.

## **ENTRANCE/KITCHEN**

uPVC door with double glazed obscured glass, uPVC double glazed window to front aspect, a range of wall and base units with counter over, inset stainless steel one bowl sink with drainer, space for fridge and washing machine. Four ring electric hob, electric oven, wall mounted boiler.

## **LOUNGE**

Dual aspect with uPVC double glazed window to side aspect and sliding door which leads to conservatory and overlooking the garden, radiator, carpeted.

## **CONSERVATORY**

Surrounded by uPVC double glazed windows and sliding door which leads to the garden, carpeted.

## **HALLWAY**

Door with double glazed obscured glass leads to front, wooden flooring, radiator, airing cupboard, entrances to lounge, bedrooms and bathroom.

## **FAMILY BATHROOM**

uPVC double glazed window with obscured glass, vinyl flooring, radiator, panelled bath with electric shower over, pedestal hand wash basin, WC.

## **BEDROOM TWO**

uPVC double glazed window to front aspect, carpeted, radiator.

## **BEDROOM ONE**

uPVC double glazed window to rear aspect, radiator, carpeted.

## **BEDROOM THREE**

uPVC double glazed window to rear aspect, radiator, carpeted.

## **GARAGE**

Detached with up and over door and window.

## **EXTERNAL**

To the front is a driveway which leads to the garage, there is a gravel area with flower bed and mature trees, to the rear is the garden which is mostly laid to lawn and bordered by mature flower beds and mature trees and shrubs. There is also a patio area.

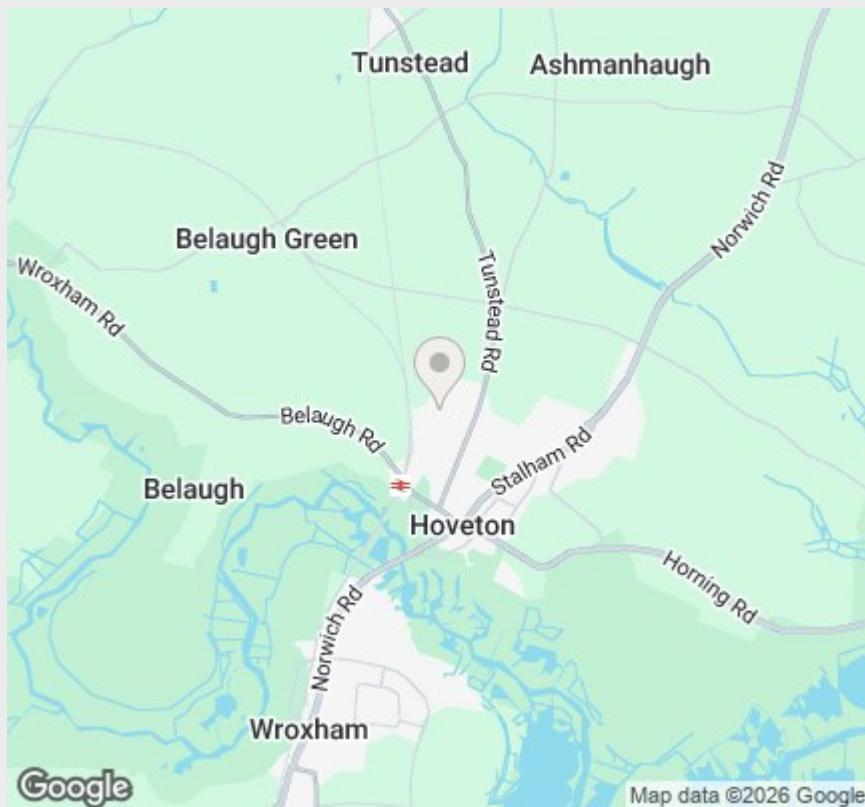
## **AGENTS NOTES**

Freehold

Mains Drainage

Gas and electricity connected

Council Tax - North Norfolk band C



Google

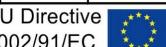
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

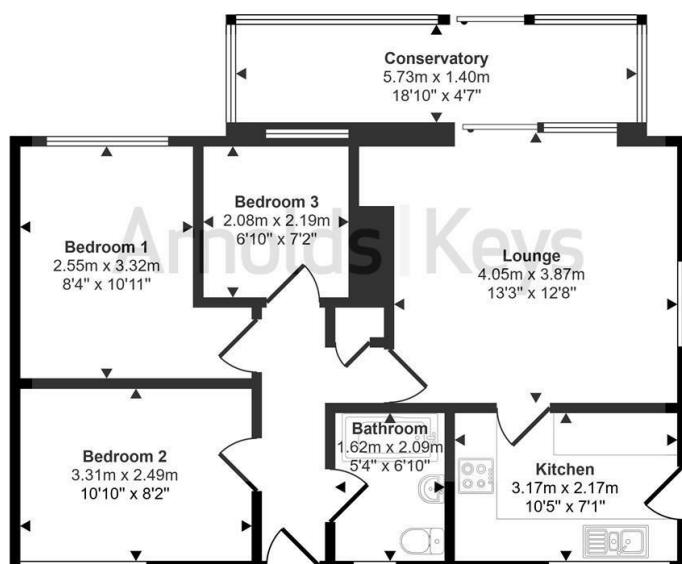
## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area  
67 sq m / 716 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

