

10 Littlewood Lane, Hoveton - NR12 8DZ

£300,000 Freehold

Set on a corner plot in a quiet location, this end-of-terrace home is in immaculate condition throughout, with planning permission granted for an extension and the added benefit of **no onward chain**. The property offers a spacious layout with excellent access to amenities in the sought-after village of Hoveton. The accommodation includes three bedrooms, a bright open-plan lounge/diner with French doors opening to the rear garden, a practical galley-style kitchen, and a modern family bathroom featuring a Bluetooth speaker smart light. The enclosed garden is low maintenance, with a patio, lawned area, and a large storage shed, while a shingled driveway at the front provides off-road parking. Shops, cafés, a supermarket, a medical centre, and rail links are all within easy walking distance.

Location

Littlewood Lane is ideally positioned in the sought-after village of Hoveton, placing everyday amenities and scenic countryside within easy reach. The village offers a range of facilities, including shops, cafes, a supermarket, and a medical centre, all within walking distance. Hoveton & Wroxham train station provides convenient rail connections to Norwich and the Norfolk coast, making it suitable for commuters and day-trippers. The surrounding area is known for its access to the Norfolk Broads, with picturesque waterways, walking routes, and boating and nature watching opportunities. This location appeals to those looking for a peaceful setting with excellent local services and strong transport links.



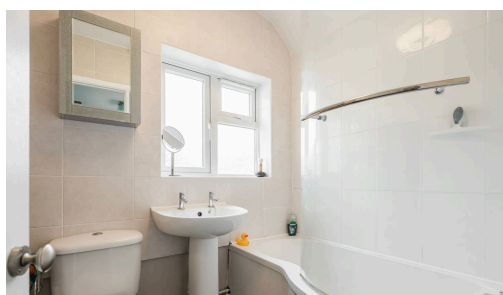
Agents notes

We understand that the property will be sold freehold, connected to all main services.

Planning permission for extension granted under references NNDC Ref: PF/23/2712 and PF/24/0341

Heating system- Gas Central Heating

Council Tax Band- B



Littlewood Lane, Hoveton

Step into this attractive home and you'll be welcomed by a bright, spacious open-plan lounge/diner where a characterful fireplace creates a cosy focal point, soft carpet adds comfort underfoot, and a generous under-stairs cupboard offers handy storage. At the rear, French doors open out to the garden, perfect for both entertaining and unwinding, while allowing natural light to flood the space.

The kitchen is designed with practicality in mind, offering a galley layout that makes efficient use of the space. Tiled flooring provides durability underfoot, while a tiled splashback adds a functional touch behind the work areas. An electric hob and oven are in place for everyday cooking, and there's plumbing for a washing machine. A rear door leads directly to the garden, making outdoor access simple and convenient.

The ground floor is completed by a contemporary family bathroom, fully tiled for a clean and modern finish. It features a panelled P-shaped bath with an overhead shower, offering the choice of a quick rinse or a long soak. A Bluetooth speaker smart light adds a modern touch, enhancing the space with both functionality and atmosphere. The overall design is both stylish and practical, making it ideal for daily use.

Upstairs, you'll find three well-proportioned bedrooms. Two are generous doubles, each with a charming fireplace that adds warmth and character, while one also benefits from built-in storage. The third is a versatile single room, ideal as a nursery, study, or guest space, depending on your needs.

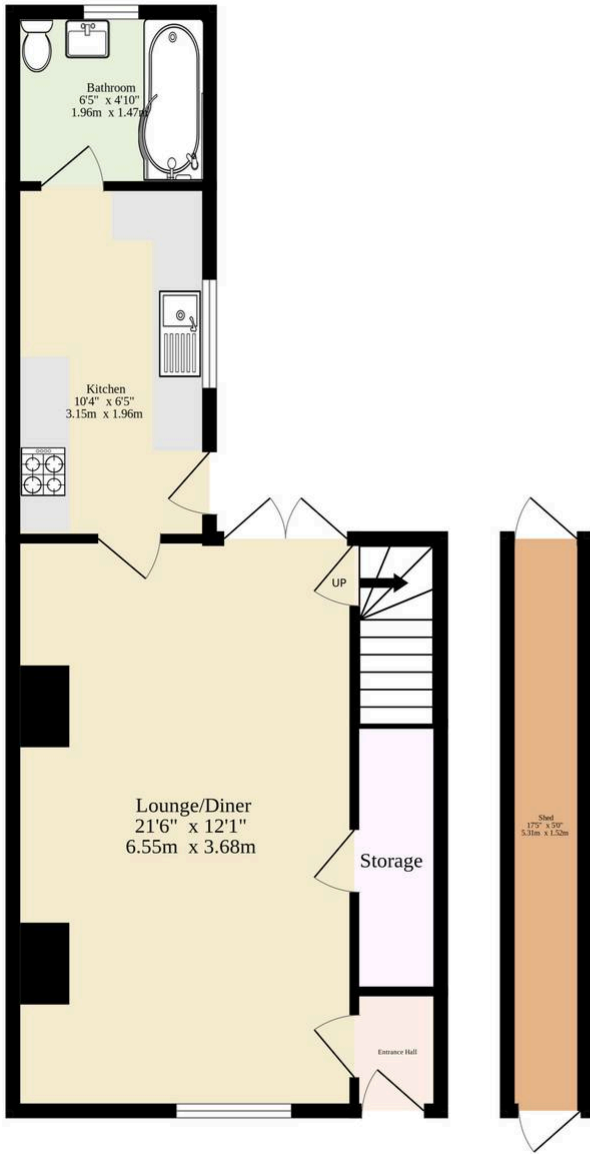
Outside, the enclosed rear garden is designed with ease in mind. A spacious paved patio provides plenty of room for outdoor seating and summer gatherings, while the remaining lawned area offers space for play or planting. A large side storage shed gives ample room for garden equipment, bikes, or seasonal items.

To the front of the property, a shingled driveway offers off-road parking for multiple vehicles, providing practicality as well as a welcoming first impression.

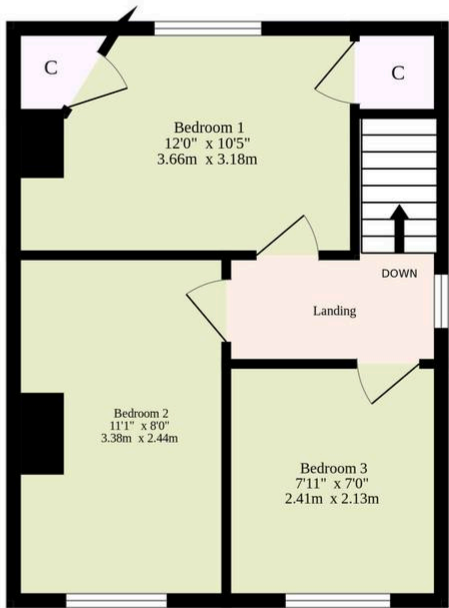
Additionally, the property benefits from planning permission for extension granted under references PF/23/2712 and PF/24/0341, double glazing throughout, and a new boiler installed three years ago.



Ground Floor
507 sq.ft. (47.1 sq.m.) approx.



1st Floor
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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