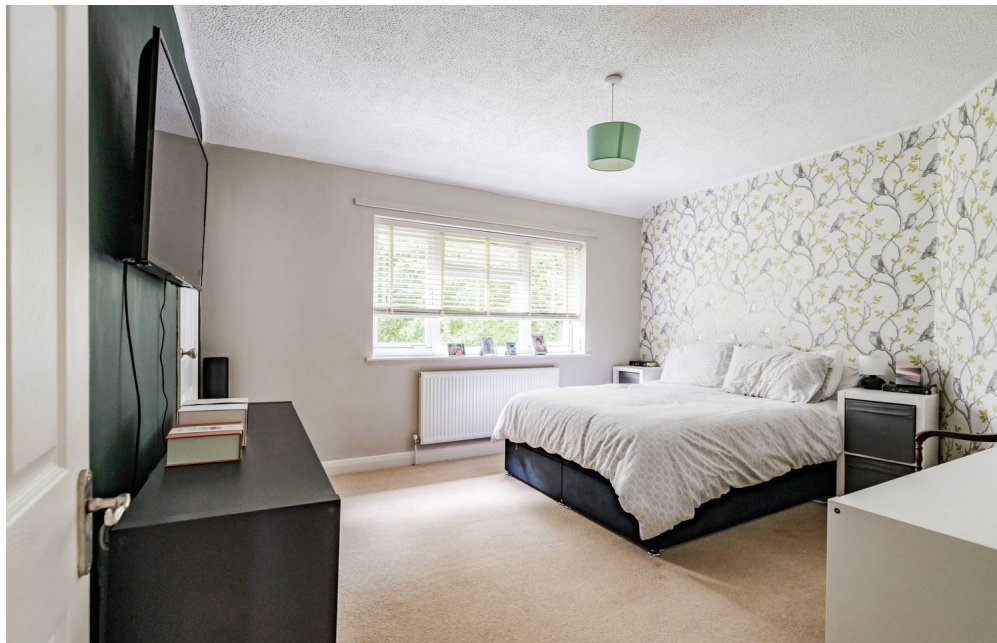


Location

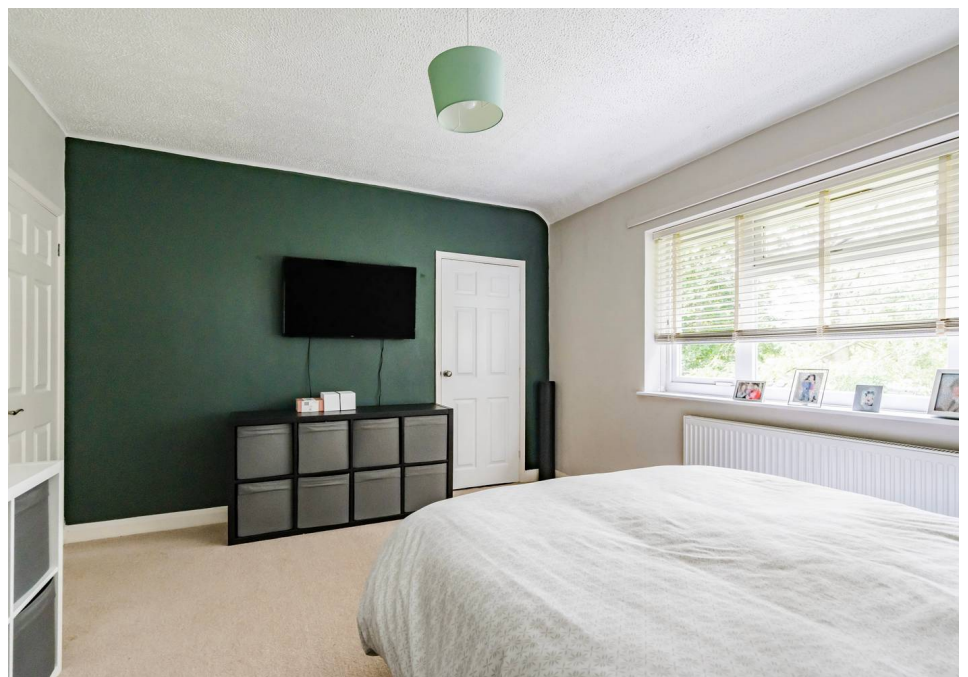
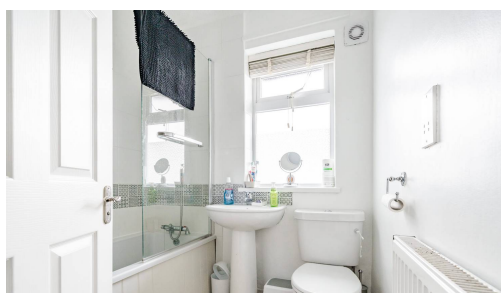
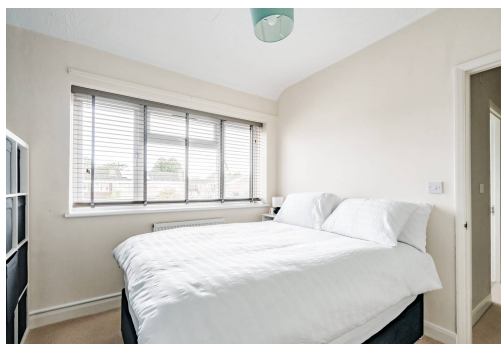
Hoveton Place in Badersfield is located on the former RAF Coltishall site, a peaceful and well-connected area in the Norfolk countryside. The village offers a close-knit community feel with a range of amenities nearby, including local shops, schools, and a village hall. Badersfield is just a short drive from the market town of North Walsham and the larger town of Wroxham, known as the gateway to the Norfolk Broads, offering a variety of shops, restaurants, and leisure activities. The area is also well-positioned for access to Norwich, approximately 10 miles away, with its wider range of shopping, dining, and transport links, including rail services to London. The surrounding countryside and nearby Broads National Park provide opportunities for scenic walks, cycling, and boating, making it an attractive location for those seeking a balance of rural living with convenient access to urban amenities.



Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - A



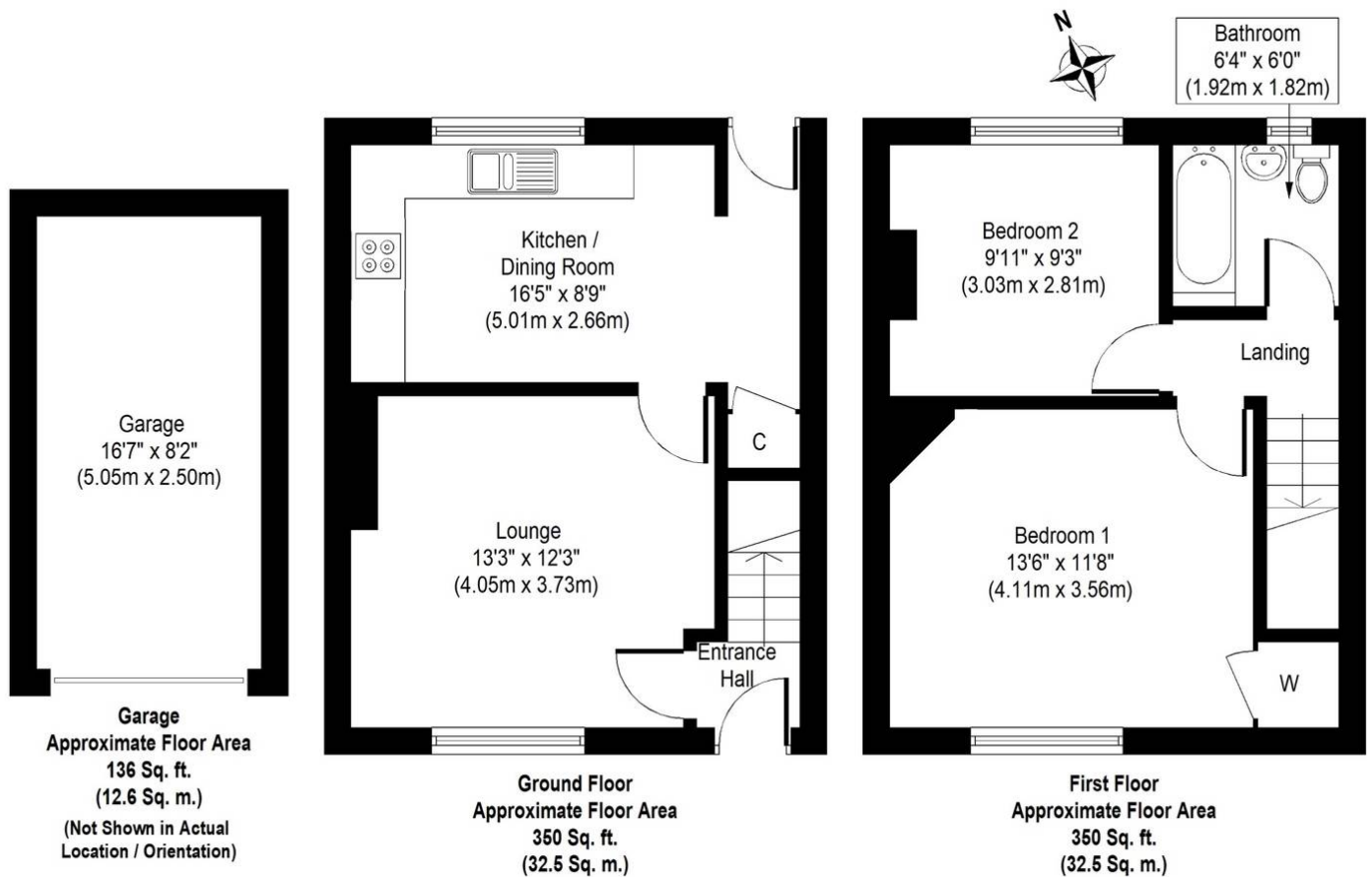
Hoveton Place, Badersfield

The kitchen is fitted with a range of base and wall-mounted units, along with a built-in electric oven and gas hob, designed in a functional style for easy meal preparation. There is space for a fridge freezer and plumbing for a washing machine. A door connects the inside space to the rear garden, seamlessly blending indoor and outdoor living. The lounge boasts a large front-facing window that fills the space with natural light. With laminate flooring, it provides a comfortable and versatile area for everyday living.

Upstairs, the main bedroom includes a built-in wardrobe and a front-facing window. The second bedroom overlooks the rear garden and is fitted with carpet. The bathroom features a panelled bath with a shower overhead and a W.C., complemented by part-tiled walls and vinyl flooring. This convenient space is designed to suit the various needs of any household.

Outside, the front garden is laid to lawn with a variety of flower beds and shrubs, offering a pleasant approach to the property. The rear garden provides a versatile outdoor space with a patio area for seating, a well-maintained lawn, and a timber shed for storage. There is also gated rear access, making the garden practical and easy to maintain. For parking, the property benefits from an en bloc garage with an up-and-over door, offering practical and ample parking options.





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. 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.