



8 Alderfen Way, Hoveton
£400,000

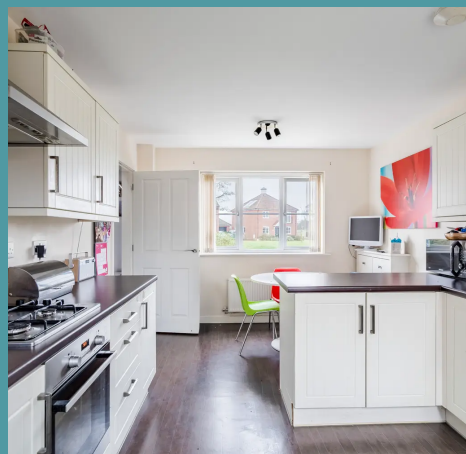
8 Alderfen Way

Hoveton, Norwich

Step into this spacious and inviting property featuring a light-filled living room and a dedicated dining room, perfect for hosting gatherings. The modern kitchen offers ample storage and convenient access to the rear, while a ground-floor WC adds practicality. Upstairs, a master bedroom with an ensuite and three versatile bedrooms accompany a modern bathroom. Outside, an excellent-sized garden with a lawn and patio area provides a secure space for outdoor activities, complemented by a single garage and off-road parking for convenience.

THE LOCATION

Nestled within the village of Hoveton, it is within walking distance of Wroxham the capital of the Norfolk Broads where you will find Roys supermarket and department store, post office, cafés, restaurant and public houses plus a doctor's surgery and schools. The River Bure runs through the village, connecting to the rest of the picturesque Broads. There are also great transport links such as regular buses and trains to Norwich city centre which is just 7 miles and also to Stalham and the coast Cromer and Sheringham





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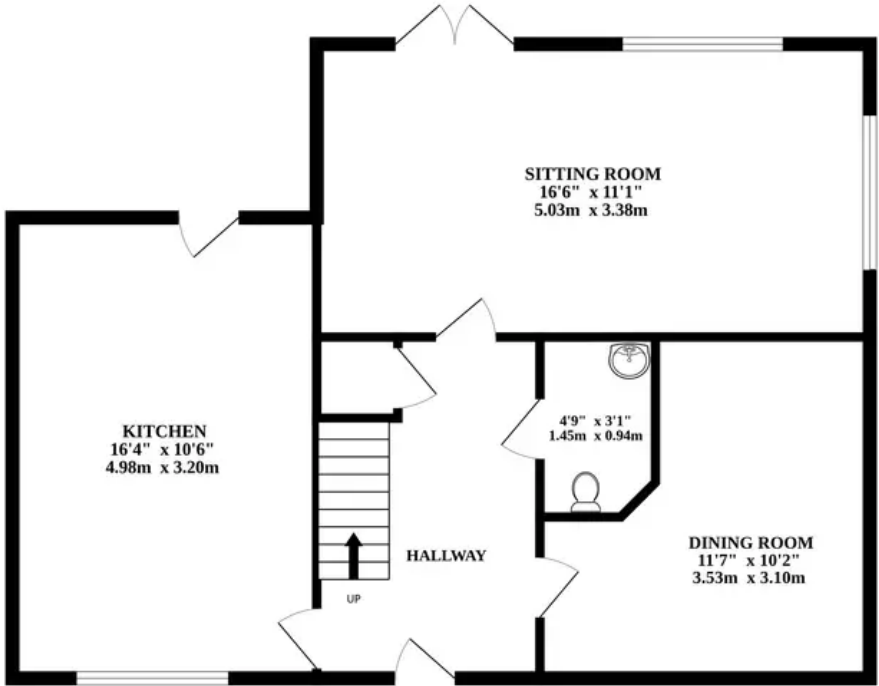
THE PROPERTY

Upon entering, you are immediately greeted by a spacious living room flooded with natural light, thanks to the abundance of windows. This room offers ample space for furnishing, allowing you to create a versatile and inviting atmosphere. The plush carpeting ensures optimal comfort for you and your loved ones. The dedicated dining room presents the perfect space for hosting gatherings and enjoying family meals. The great-sized kitchen features contrasting cupboards and worktops that create a contemporary and stylish aesthetic. With ample storage space, this kitchen is perfect for those who enjoy cooking or entertaining. Furthermore, it provides convenient access to the rear of the property. Convenience and practicality are ensured with the presence of a ground-floor WC.

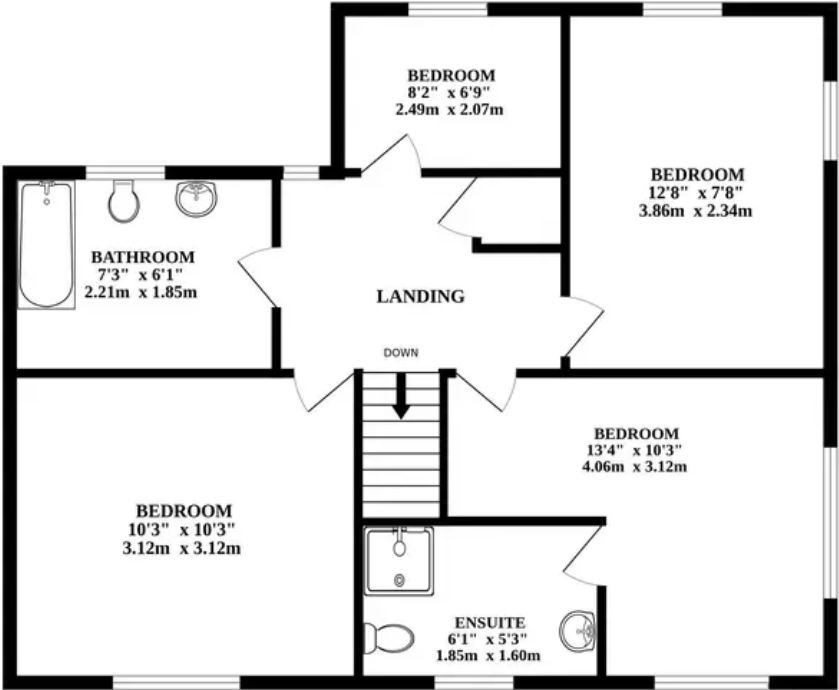


The property boasts a master bedroom complete with the luxury of an ensuite shower room. The remaining three bedrooms are each spacious and versatile, allowing you to personalise the space according to your needs. These bedrooms are accompanied by a modern bathroom, finished with contemporary fixtures and fittings.

GROUND FLOOR



1ST FLOOR



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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Outside, an excellent-sized garden awaits, complete with a well-tended lawn and a patio area. This space is perfect for outdoor activities and dining, ensuring you can make the most of the warmer months. The garden is enclosed by a brick wall, providing a safe and secure environment for children or pets to enjoy. Additionally, the property features a single garage and off-road parking, ensuring you have ample space for vehicles and storage.



AGENTS NOTE

We understand this property will be sold freehold connected to all mains services.

Council Tax Band - E