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Camberley, Church Road, Hoveton, Norfolk, NR12 8UG

A beautifully renovated detached chalet, thoughtfully updated by the current owners to create a modern and highly versatile family home.

Ideally positioned on a popular road close to the heart of the picturesque riverside village of Hoveton, often referred to as the Capital of the Norfolk Broads, the property is perfectly placed for access to the waterways as well as a wide range of local amenities. These include schooling for all ages, the renowned Roys of Wroxham supermarket and department store, doctors' surgery, dentist, riverside eateries, petrol station, and railway station.

Set back from the road, the property is approached via a generous shingle driveway providing ample off-road parking and access to a garage with workshop. To the rear, a broad south-east facing sun terrace extends onto a neatly maintained lawn garden bordered by mature shrubs and trees, creating a private and inviting outdoor space.





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- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- CLOSE TO LOCAL AMENITIES

- SOUTH EAST FACING REAR GARDEN
- SOUGHT-AFTER RIVERSIDE LOCATION
- SIX BEDROOMS, TWO WITH EN-SUITES

- BEAUTIFULLY PRESENTED THROUGHOUT
- VERSATILE & SPACIOUS ACCOMMODATION
- OFF-ROAD PARKING, GARAGE & WORKSHOP

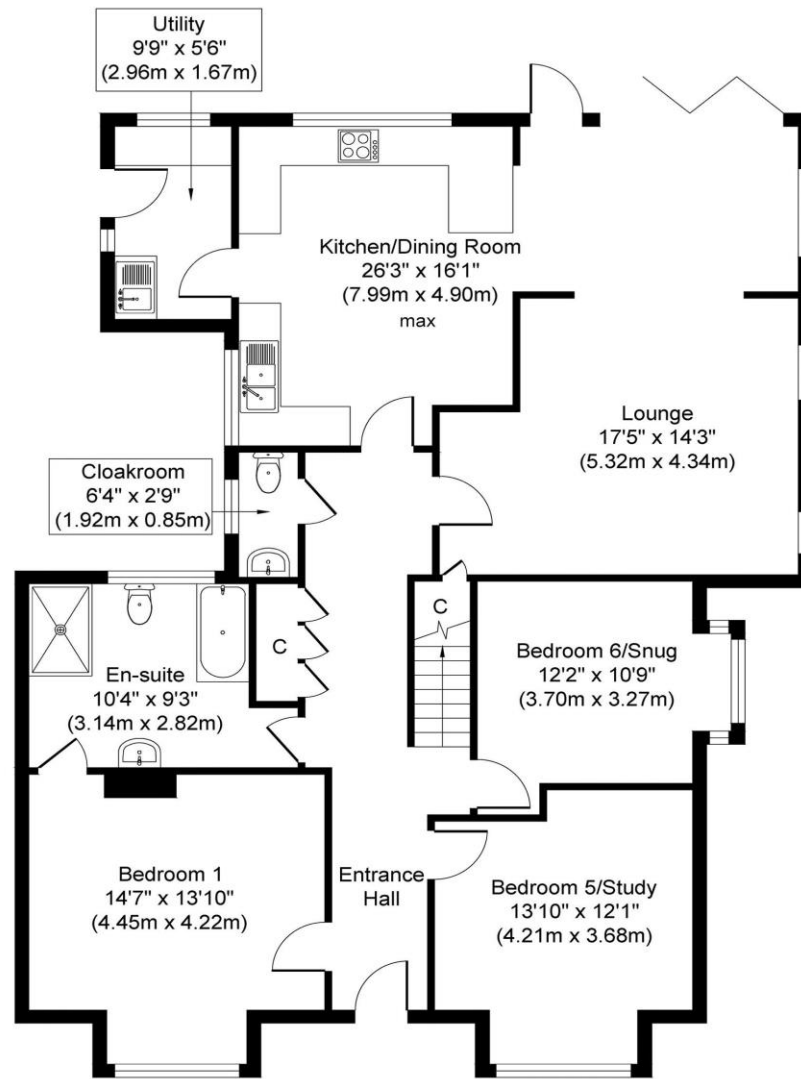
Internally, the home is beautifully presented throughout and offers spacious, flexible accommodation. A welcoming entrance hallway leads to the principal bedroom with bay window and en-suite bath and shower room, along with two additional bedrooms, ideal as snug rooms, home offices, multi-generational living or guest accommodation, and a cloakroom. To the rear lies the heart of the home: a stunning open-plan lounge with log burner/oven, kitchen, and dining area designed for modern family living. Bi-fold doors from the dining area open onto the rear terrace, creating a seamless connection between indoor and outdoor spaces, while the kitchen is complemented by a separate utility room. Upstairs, there are three further bedrooms, two with built-in storage and one with an en-suite, along with a family bathroom, providing excellent space for growing families.

Perfectly positioned for both recreation and relaxation, the property offers easy access to the Broads waterways, the historic city of Norwich, and the sandy beaches of the North Norfolk coastline, all within approximately a 30-minute drive or accessible via convenient local bus and rail links from nearby Wroxham and Hoveton.

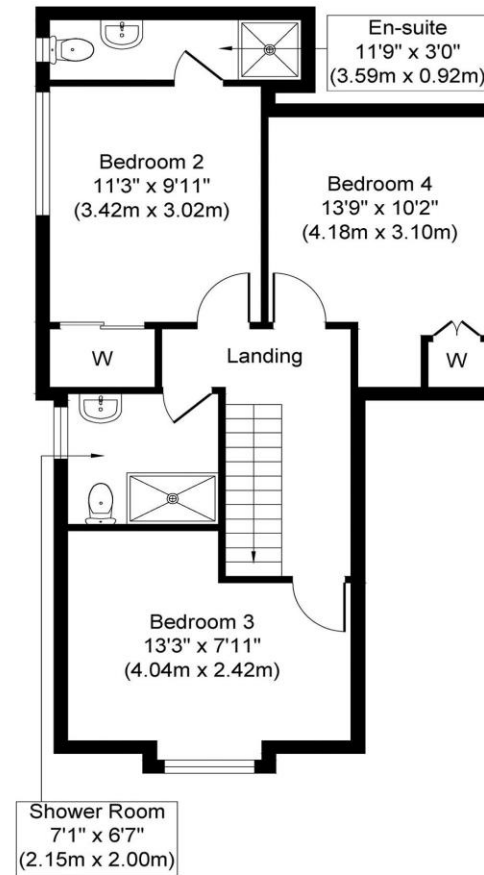




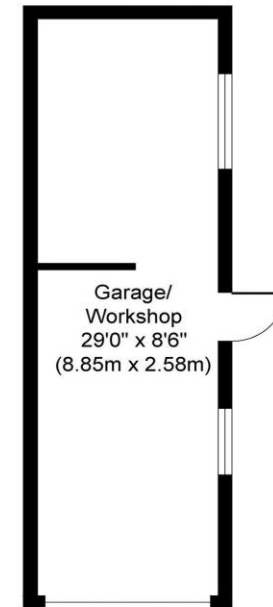
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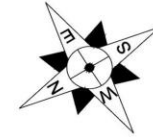
Ground Floor
Approximate Floor Area
1370 sq. ft
(127.29 sq. m)



First Floor
Approximate Floor Area
572 sq. ft
(53.18 sq. m)



Garage/Workshop
Approximate Floor Area
246 sq. ft
(22.83 sq. m)



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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