



46 St. Margarets Gardens, Hoveton

In Excess of £160,000

46 St. Margarets Gardens

Hoveton, Norwich

This purpose-built first-floor two-bedroom flat is located in the desirable village of Hoveton, just a short walk from the vibrant Wroxham town centre. Residents have easy access to local shops, cafes, and beautiful riverside views. The flat features a bright and spacious lounge with a balcony, along with a practical kitchen equipped with essential appliances. It includes two well-sized double bedrooms, one with a charming Juliet balcony, and a modern bathroom. Additional highlights such as gas central heating, UPVC double glazing, and off-road parking make this property an excellent choice for first-time buyers or investors.

The Location

Situated in the village of Hoveton. The property is just a short stroll from the vibrant village centre, where you'll find a delightful mix of shops, cafes, and restaurants, catering to all your daily needs. With the stunning Norfolk Broads right on your doorstep, outdoor enthusiasts can enjoy an array of activities, from boating and fishing to picturesque walking and cycling trails. The nearby Wroxham, known as the "Capital of the Broads," provides further attractions, including a variety of shops and dining options, alongside stunning riverside views. For those commuting or seeking urban amenities, the bustling city of Norwich is only 9 miles away, approximately a 20-minute drive, providing excellent shopping, cultural experiences, and entertainment options.





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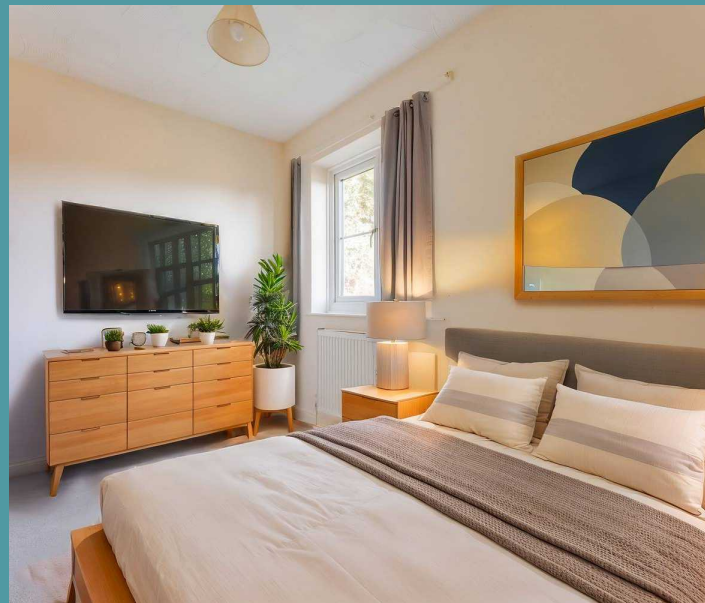
St. Margarets Gardens

Discover the perfect blend of comfort and convenience with this purpose-built first-floor two-bedroom flat, ideally situated in a highly desirable location within walking distance of Wroxham town center.

With a vibrant community atmosphere, residents can enjoy easy access to local amenities, shops, and beautiful riverside views, making it an excellent choice for both first-time buyers and investors alike.

Step inside to find an inviting entrance hall leading to a bright and spacious lounge that boasts a balcony, perfect for enjoying the sun.

The kitchen features an array of base and wall units, equipped with an electric oven, providing a practical space. The flat also includes two well-proportioned double bedrooms, one with a charming Juliet balcony that offers lovely views of the surrounding area.





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Completing this wonderful home is a modern bathroom with a white suite, including a bath with a shower over, ensuring both functionality.

Additional highlights include gas central heating, UPVC double glazing and ample storage options. With off-road parking available, this flat provides a fantastic opportunity to embrace a relaxed lifestyle in the heart of Wroxham.

Agents Note

Sold Leasehold (995 years remain)

Connected to all main services.

Ground Rent: £50

Maintenance: £500



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