

Galloway House Horning Road West, Hoveton - NR12 8QH

£850,000

This impressive property boasts ample parking with a large driveway and double garage. Inside, a grand entrance hall leads to versatile reception rooms and a well-equipped kitchen with a central island. The highlight is a sunroom with bi-fold doors opening to a stunning garden perfect for entertaining. Upstairs, three bedrooms include a luxurious master suite, and there's even a self-contained annex ideal for guests or additional income.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Minors & Brady
Estate Agents, Lettings and Property Management

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THE LOCATION

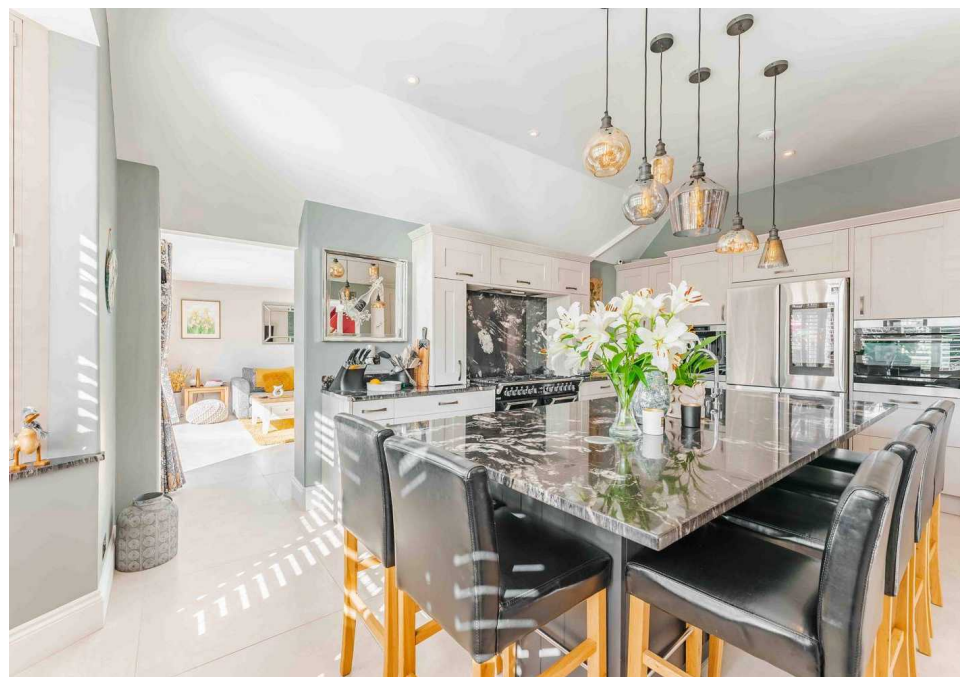
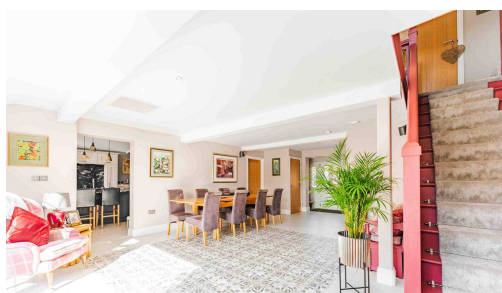
The property is conveniently located within walking distance of Hoveton/Wroxham village centre, considered the capital of the Broads in Norfolk, England. The village offers a range of essential amenities, including shops, a renowned Roys supermarket and department store, a post office, cafés, restaurants, and public houses. Residents also have access to a doctor's surgery and nearby schools. The picturesque River Bure flows through the village, providing opportunities for boating and scenic enjoyment. Additionally, excellent transport links, including buses and trains, make it easy to reach Norwich city centre, which is just 7 miles away.



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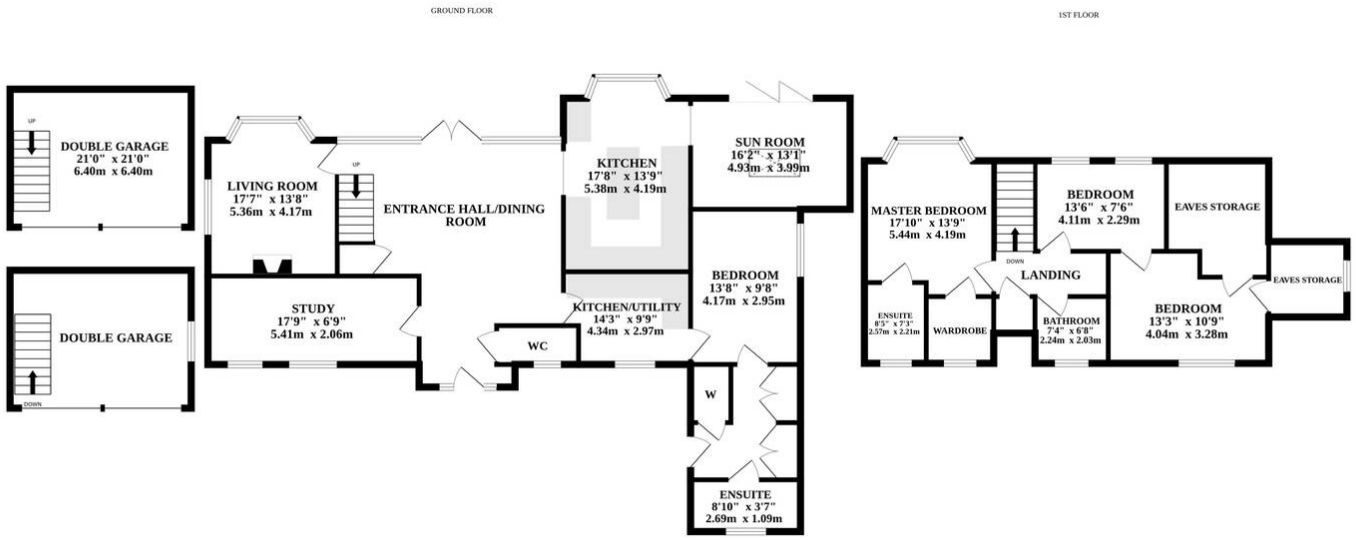
HORNING ROAD

Upon arrival is a captivating first impression to this remarkable property, which continues to impress throughout. The large brick-weave driveway provides ample off-road parking for family and visitors whilst the double garage offers additional parking or storage if required. Set within the heart of the home is a grand entrance hall, creating a seamless transition between all reception rooms and the first floor. The current owners have utilized this open space by presenting a large dining table, for hosting family and friends. Located on the left side of the property is two pleasant reception rooms, one of which is a sitting room where you can showcase your comfortable furniture and the other is a versatile space, perfect for anyone looking to work from home.

The kitchen is an impressive part of the property and is sure to be a winner for today's busy family lifestyle, with a focal point of this spectacular central island. It is well-equipped with high quality units and appliances, including a Richmond oven, to enhance your cooking experience. Transitioning into the sun room, where the current owners spend most of their time. The presence of the bi-fold doors creates an abundance of natural light and a picturesque garden backdrop, allowing for easy summertime hosting and entertaining. Additionally this space is prepared for the colder-seasons with a contemporary log-burner.

This property benefits from an Annexe, creating a self-contained living space for accommodating guests, additional living quarters for family members, or generating rental income. Consisting of a modern kitchen/diner, private double bedroom and an ensuite bathroom. with a separate entrance for its occupants. Heading up the staircase, where you will find three double





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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