



4 Palmers Lane, Hoveton  
£425,000



# 4 Palmers Lane

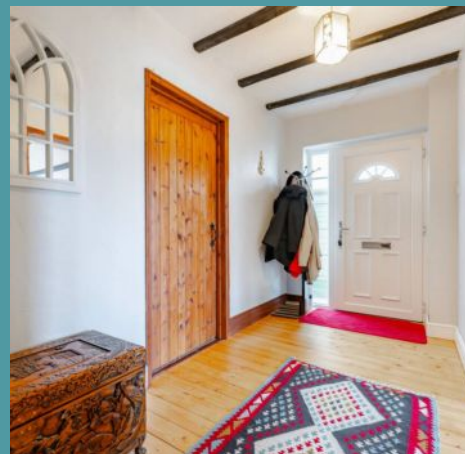
Hoveton, Norwich

This charming former estate worker's cottage enjoys an idyllic rural setting, offering picturesque views over open farmland to both the front and rear. Originally built in the 1930s, the property has been extended and thoughtfully updated, with recent improvements including double-glazed windows and doors, as well as external redecoration. Retaining its character and charm, the cottage boasts a variety of period features, such as exposed beams, pine cottage-style doors and timber flooring, adding warmth and personality throughout.

## The Location

Life in Hoveton and Wroxham is an idyllic blend of rural charm and waterside living. Known as the "Capital of the Broads," this picturesque region offers a unique lifestyle centred around the waterways. Residents and visitors alike enjoy leisurely cruises, watersports, and fishing on the River Bure and the surrounding Broads. Many homes, particularly those on prestigious roads like "The Avenues," boast stunning river views or even private moorings.

There's far more than just the waterways, though. The locally famous "Roys" brand provides the villages with many different shops for food, clothing, and general needs. There's even a petrol station. Alongside the amenities that Roys delivers, there is also schooling for all ages, a good medical centre, cafes, restaurants, fast food, fishing opportunities, and nature walks.







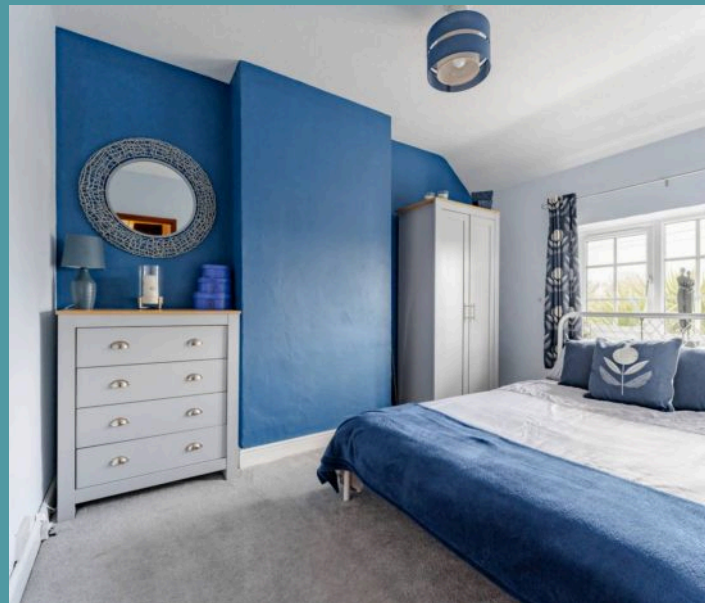
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Hoveton, Norwich

### Palmers Lane

The spacious accommodation is well-suited for modern family living, featuring a 28ft lounge complete with a cast iron log burner, creating a cosy and inviting atmosphere. The 27ft kitchen/diner is the heart of the home, offering a range of fitted base units with granite worktops, a butler's sink, exposed beams, and a red brick feature wall, blending rustic charm with practicality.

A separate study provides the perfect space for home working or a quiet retreat. The property is accessed via both a front and side hall, with the latter leading to a staircase to the first floor.



Upstairs, there are four well-proportioned bedrooms, two of which benefit from fitted wardrobe cupboards. The family bathroom includes a corner shower cubicle, panelled bath, pedestal wash basin, and a designer radiator, all finished with modern yet classic styling. Additional benefits include gas-fired central heating and an integral garage, offering useful storage or further potential for conversion.





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Hoveton, Norwich

The mature gardens complement the home beautifully, with a driveway providing ample parking, established hedging, and a paved patio area for outdoor dining.

The rear garden offers expanses of lawn, a mature fir tree, and a charming hexagonal summer house, providing the perfect setting to relax and take in the peaceful surroundings.

With its blend of character, space, and stunning rural views, this unique home is an excellent opportunity for those looking for a slice of countryside living while remaining well-connected.

### Agents Note

Sold Freehold

Connected to LPG gas, mains water, electricity and drainage.







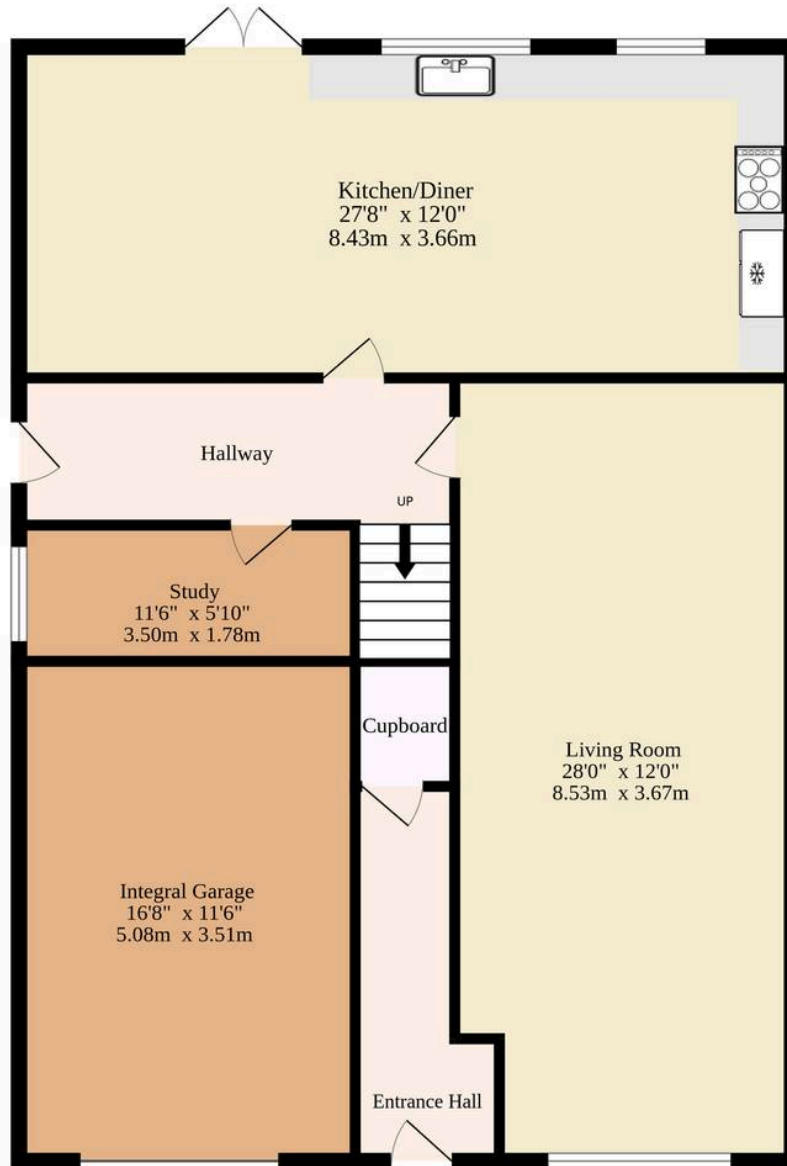
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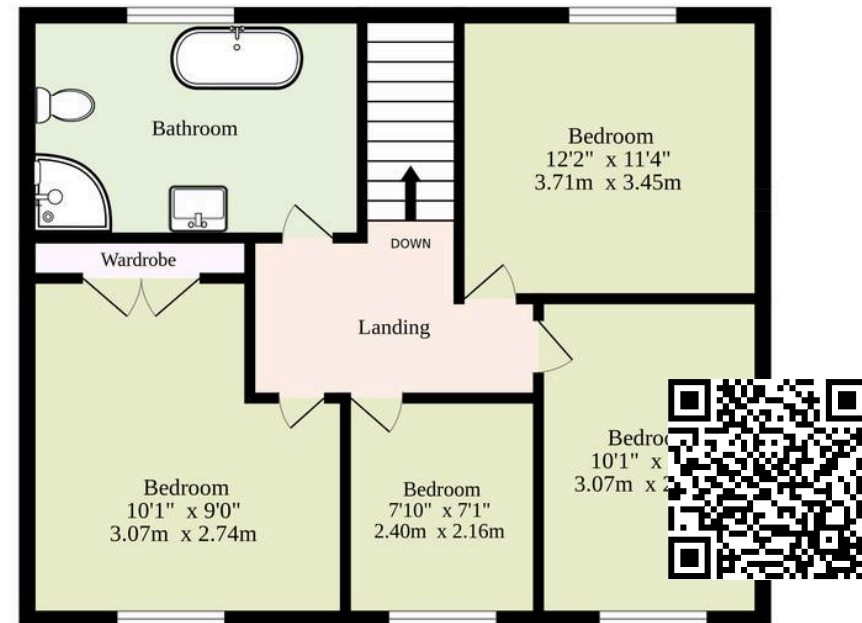
- Charming former estate worker's cottage with period features
- Idyllic rural setting with picturesque farmland views
- Recently updated with double-glazed windows and external redecoration
- Spacious 28ft lounge with cast iron log burner
- 27ft kitchen diner with granite worktops butler's sink and exposed beams
- Four well-proportioned bedrooms
- Family bathroom with corner shower cubicle and freestanding bath
- Integral garage with storage and conversion potential
- Generous gardens with patio lawn mature fir tree and summer house
- Convenient location near Wroxham and Horning with easy access to local amenities



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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