



38 Stalham Road, Hoveton

In Excess of £300,000



# 38 Stalham Road

Hoveton, Norwich

Positioned within the beautiful Norfolk village of Hoveton, this charming semi-detached cottage presents a rare opportunity to acquire a home steeped in history and tradition. Occupying a generous size plot, this home, owned by the same family for over 90 years, offers a wealth of potential for those who are looking to renovate and extend (stpp). Highlighting two reception rooms, a kitchen with a pantry, three double bedrooms and a bathroom. Externally, you will find extensive grounds that are well-maintained, with a double garage, a workshop and outbuildings. Acquire this home today to make it your own.

## Location

Hoveton is a picturesque village located in the heart of the Norfolk Broads. Positioned alongside the River Bure, it is often considered a gateway to the Broads National Park, making it a popular destination for boating, fishing, and wildlife enthusiasts. Hoveton is closely linked with its twin village, Wroxham, with the two often referred to collectively as "the capital of the Broads." The village features a mix of charming riverside properties, independent shops, and local attractions such as Wroxham Barns and the Bure Valley Railway. Surrounded by tranquil waterways and lush countryside, Hoveton offers a peaceful yet well-connected base for exploring Norfolk's natural beauty.







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On stepping inside, you are immediately struck by the timeless appeal of the property's traditional character features, found within the original internal doors and four fireplaces. The ground floor layout comprises two inviting reception rooms, ideal for both relaxation and formal entertaining. The kitchen is ready for your own personalisation, complemented by a quaint under the stairs pantry and a convenient serving hatch.

Ascending the staircase, the first floor features three double bedrooms, each designed to offer relaxation and privacy. A ground floor bathroom serves the household's needs with functionality and convenience.

Externally, you'll find extensive, well-established grounds, perfect for those with a penchant for gardening or outdoor pursuits. A double garage, a workshop, and versatile outbuildings provide ample space for storage or potential conversion, catering to a variety of needs. A sweeping driveway offers off-road parking for multiple vehicles, ensuring a practical solution for modern family living.





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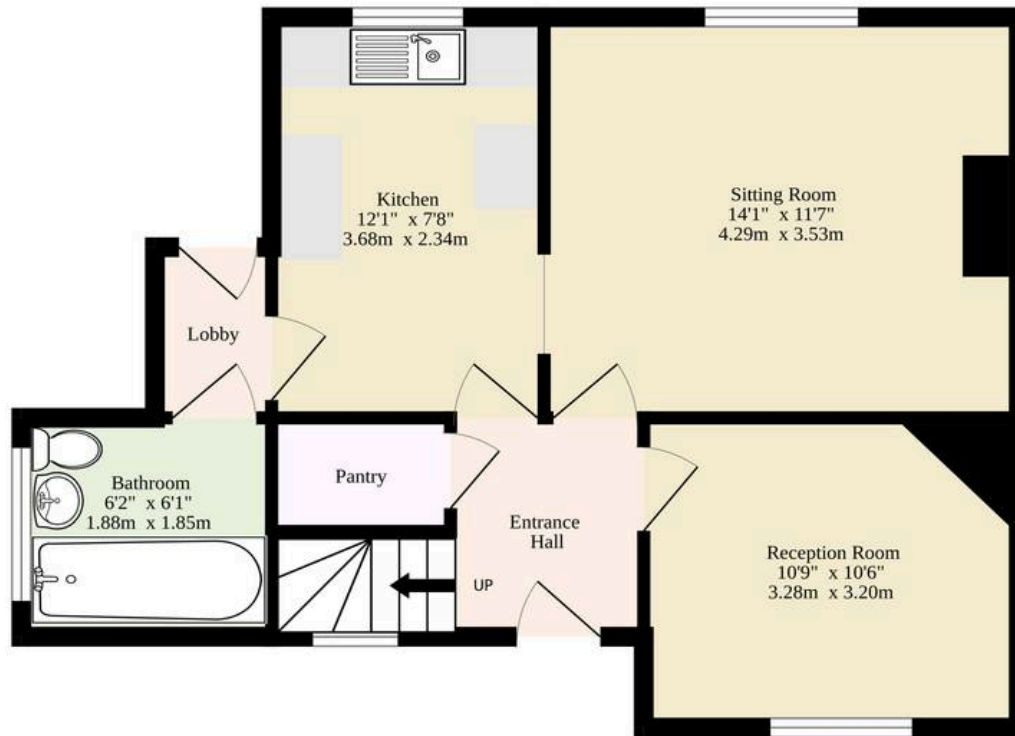
Hoveton, Norwich

- Semi-detached cottage in the Norfolk village of Hoveton
- Set on a generous size plot, offering a huge amount of potential to renovate and extend (stpp)
- Occupied by the same family for over 90 years
- Retains the properties traditional character features including four fireplaces and original internal doors
- Two reception rooms inviting relaxation and entertaining
- Kitchen complemented by an under the stairs pantry and a serving hatch
- Three double bedrooms and a ground floor bathroom
- Extensive well-established grounds completed by a double garage, a workshop and versatile outbuildings
- Driveway providing ample off-road parking for multiple vehicles
- Close to local shops, schools, transport links, healthcare facilities and scenic walks

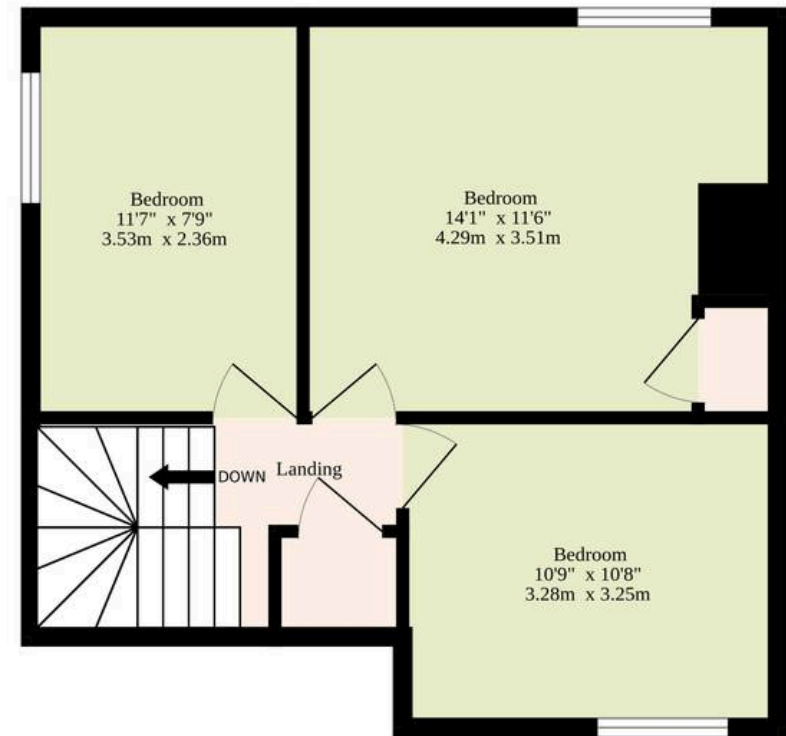




**Ground Floor**  
494 sq.ft. (45.9 sq.m.) approx.



**1st Floor**  
444 sq.ft. (41.2 sq.m.) approx.



**TOTAL FLOOR AREA : 938 sq.ft. (87.1 sq.m.) approx.**

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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