



## 56 Stalham Road, Hoveton - NR12 8DU

£280,000 Freehold

Beautifully maintained and ready to move into, this spacious mid-terrace home offers generous living throughout and a highly convenient location close to the town centre, bus routes, and train station. With three well-proportioned bedrooms, a bright lounge with wooden flooring, and a separate dining room, it's ideal for families or those seeking additional space. The property also benefits from a practical storage room with fitted units, a neatly presented kitchen, and a fully tiled family bathroom. Outside, the south-facing rear garden is enclosed and laid to lawn, featuring a paved patio area and a storage shed with power and lighting. To the front, a brick weave driveway provides off-road parking for up to three vehicles. The home sits within a friendly and well-established neighbourhood.

## Location

Stalham Road in Hoveton offers a highly convenient setting within one of the Norfolk Broads' most well-connected and sought-after villages. Just a short stroll from Wroxham's vibrant centre, residents can enjoy an excellent range of amenities including supermarkets, cafés, independent shops, and a popular department store. The area is renowned for its scenic waterways and boating opportunities, with Wroxham Broad and the River Bure easily accessible. Regular train services from Hoveton & Wroxham Station provide direct links to Norwich and beyond, while nearby schools and leisure facilities make this an appealing choice for families, professionals, and retirees alike.

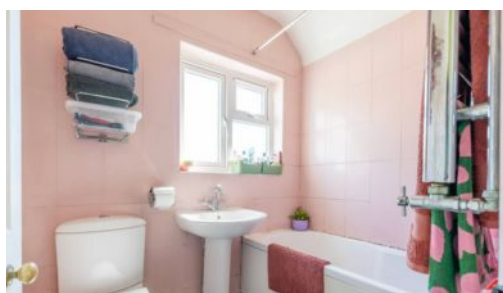
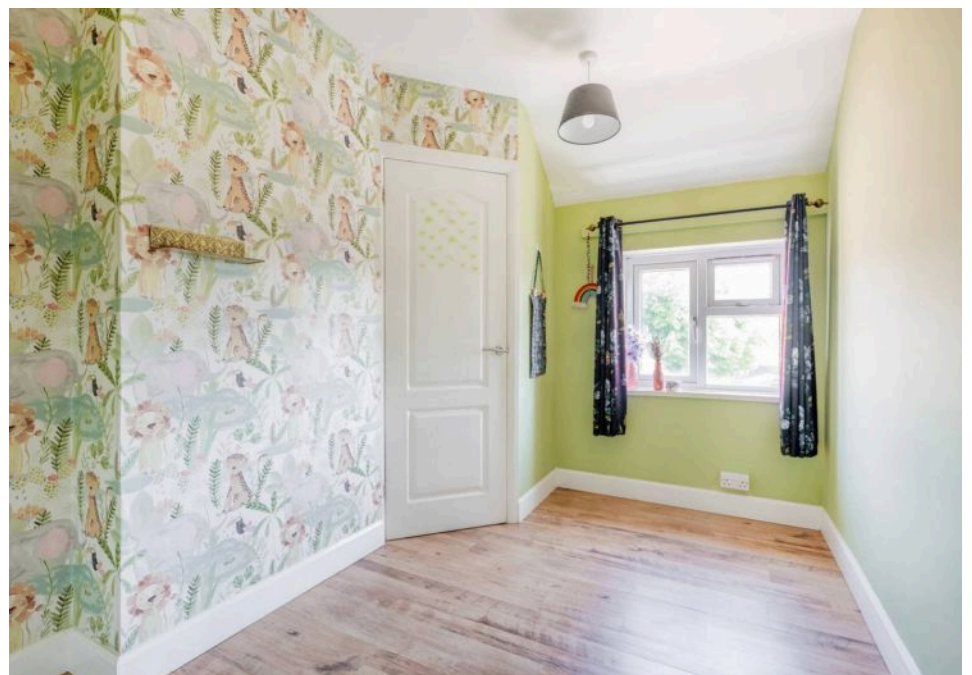


## Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- B



## Stalham Road, Hoveton

Step inside through the entrance hall and make your way into the bright and airy lounge. This welcoming space features wooden flooring and a large window that allows natural light to fill the room, creating a comfortable setting for everyday living. From here, continue through to the generously sized dining room, which offers ample space for a full dining suite, perfect for family meals or hosting guests.

Just off the dining area is a particularly useful storage room, fitted with built-in units and work surfaces. This space provides excellent functionality, whether used for additional pantry storage, utility purposes, or general household organisation. The tiled flooring in the dining room flows through into the kitchen, maintaining a cohesive and practical finish throughout the ground floor.

The kitchen itself is neatly fitted with a full range of wall and base units, complemented by roll-top work surfaces and stylish tiled splashbacks. Appliances include an integrated electric oven and electric hob, and there's plumbing in place for a washing machine. A door at the rear leads out to the garden, making outdoor access simple and convenient.

Completing the ground floor is the fully tiled family bathroom. It includes a bath with shower over and a chrome heated towel rail, offering a clean and functional space for daily routines.

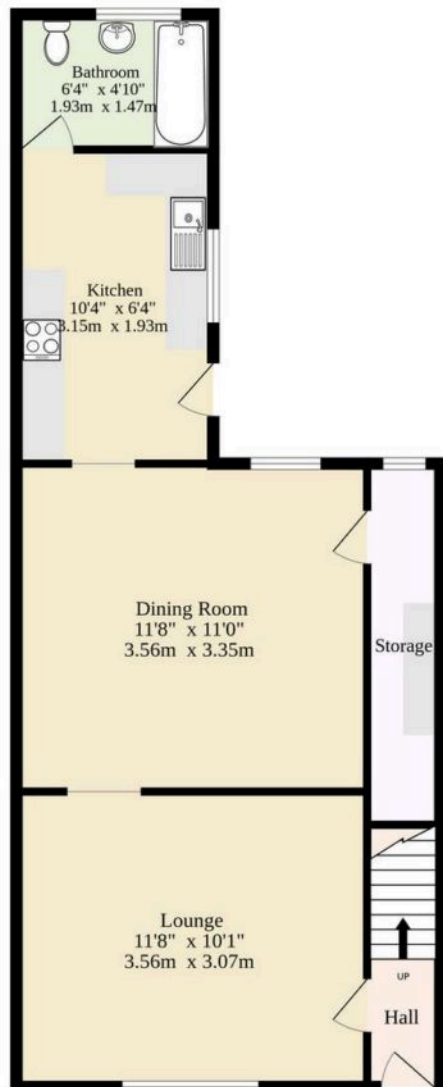
Upstairs, the property features three good-sized bedrooms, all offering comfortable accommodation. Two of the bedrooms benefit from built-in storage cupboards, providing plenty of room for clothing and household items. The main bedroom is finished with soft carpet, while the others have attractive wooden flooring, maintaining both style and practicality. Double glazing is fitted throughout.

Outside, you'll find a generous south-facing garden to the rear, a real highlight of the home. It's mostly laid to lawn, offering plenty of space for children to play or for keen gardeners to enjoy. There's also a paved patio seating area, ideal for outdoor dining or relaxing in the sun, as well as a storage shed with power and lighting. A rear gate provides useful external access.

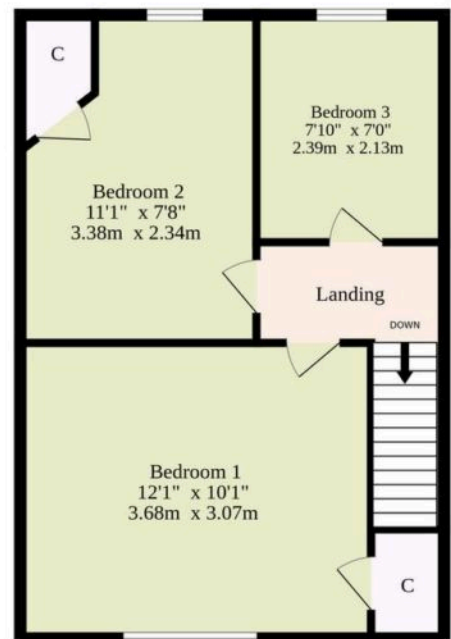
To the front, a brick weave driveway offers off-road parking for approximately three vehicles, completing the appeal of this well-maintained and versatile home in a convenient location.



Ground Floor  
417 sq.ft. (38.7 sq.m.) approx.



1st Floor  
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 925sq.ft. (85.9 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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