



Pretty Corner Marsh Road, Hoveton
£550,000

Pretty Corner Marsh Road

Hoveton, Norwich

Proudly positioned on a generous corner plot in the charming village of Hoveton, this detached bungalow offers an exciting opportunity to create your dream home. With its expansive potential for renovation, extension, or even new builds (subject to planning), the property is a canvas awaiting transformation. Inside, the spacious layout includes a bright entrance hall, inviting sitting room with a decorative feature fireplace, a functional kitchen with a breakfast bar, and a large conservatory that seamlessly blends indoor and outdoor living. With three double bedrooms, each with its own en-suite, a versatile study, and a private, well-maintained garden, this home offers both comfort and convenience. A large driveway, detached tandem garage, and recently updated boiler complete the package, making it an ideal choice for those seeking a peaceful village lifestyle with room to grow.

Location

Marsh Road in Hoveton is a tranquil, residential street nestled in the heart of the Norfolk Broads, offering a serene and convenient living environment. The area is well-connected to local amenities and essential services. Just a short walk from the road, you'll find a range of local shops, including a convenience store, bakery, and a well-stocked supermarket, ensuring day-to-day needs are met with ease. For dining and leisure, there are a few cosy cafes, pubs, and restaurants that provide a welcoming atmosphere.





Pretty Corner Marsh Road

Hoveton, Norwich

Families will appreciate the proximity to excellent schools, such as Hoveton and Wroxham Primary School, which is within walking distance, and the nearby Broadland High School. Hoveton is also home to a number of childcare facilities and after-school programs, making it ideal for those with young children.

Healthcare services are easily accessible, with the Hoveton and Wroxham Medical Centre offering a range of general healthcare services. For more specialized care, the Norfolk and Norwich University Hospital is a short drive away, providing a comprehensive range of medical facilities.

In terms of transport, Marsh Road offers great connectivity. The local bus service runs regularly, providing easy access to surrounding areas, including Wroxham and Norwich. Hoveton and Wroxham Railway Station is a short distance away, offering direct train services to Norwich and beyond. For drivers, the A1151 offers quick access to major road networks, connecting residents to the wider region.

This combination of quiet residential living, coupled with convenient access to key amenities and transport links, makes Marsh Road a highly desirable location for families, professionals, and retirees.





Pretty Corner Marsh Road

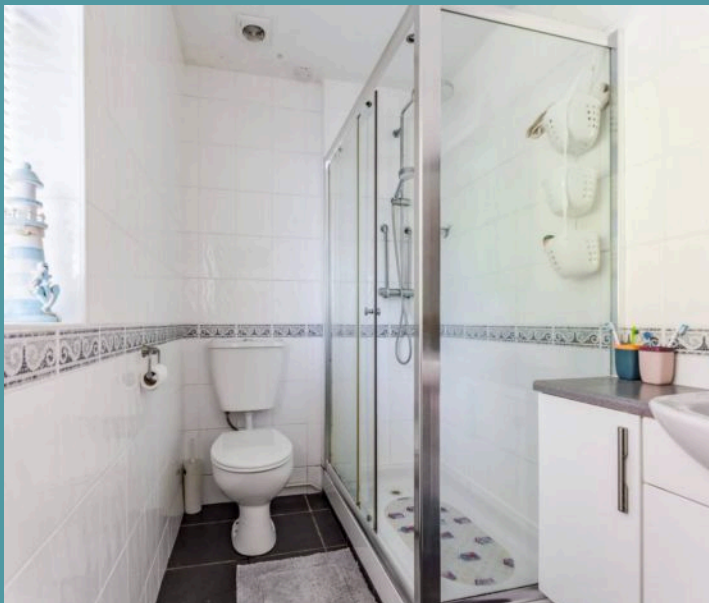
Hoveton, Norwich

Upon entering, you're greeted by a welcoming entrance hall, bathed in natural light and leading into the heart of the home. A convenient cloakroom offers an added layer of practicality, perfect for family and guests. The spacious sitting room is a highlight, with its attractive decorative feature fireplace, creating a cosy space that's perfect for both relaxation and entertaining. This airy room offers plenty of space to unwind, making it the perfect spot to gather with loved ones.

The kitchen is both functional and comfortable, featuring an array of wall and base cabinetry, an integrated double oven, and a breakfast bar that provides a casual spot for dining. There's also ample under-counter space for laundry appliances, making it a versatile hub for day-to-day life. The large conservatory, a key feature of the property, offers an extension of the living space. It's light-filled and inviting, making it the ideal place to enjoy views of the garden or relax with a book, all while remaining connected to the outdoors.

The bungalow offers three generously sized double bedrooms, each designed with comfort in mind. One of the bedrooms benefits from built-in storage, ensuring practicality without compromising space. Each bedroom is accompanied by its own private en-suite, ensuring convenience and privacy for all occupants. Additionally, there's a versatile study, perfect for those working from home or in need of a playroom.

- Detached bungalow proudly positioned on a substantial corner plot, in the Norfolk village of



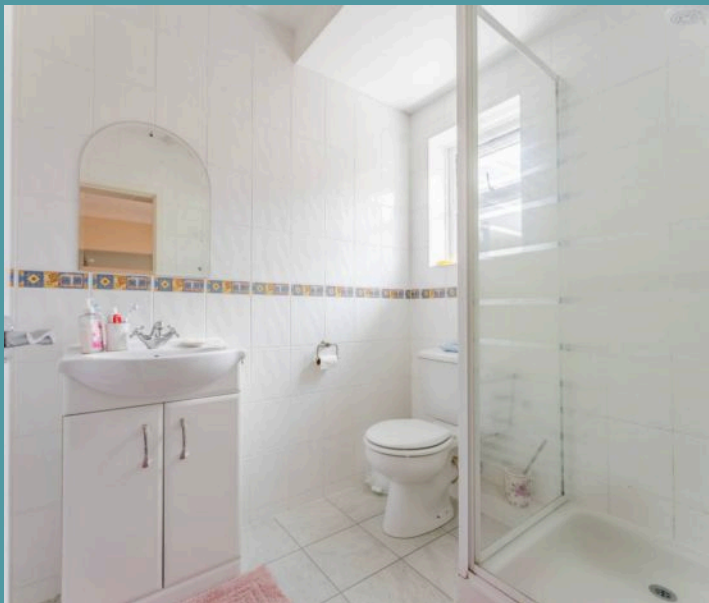


Pretty Corner Marsh Road

Hoveton, Norwich

The outdoor space is equally impressive. The well-maintained, generous garden offers a sense of privacy, with a laid-to-lawn area, a patio perfect for outdoor dining, and a timber storage shed for additional practicality. Whether you're an avid gardener or simply want a peaceful space to unwind, the garden offers endless opportunities. The large brick-weave driveway provides ample off-road parking, while the detached tandem garage adds further storage options or space for a workshop.

With a newly installed, up-to-date boiler, this bungalow is ready to offer comfort for years to come. The property presents a fantastic opportunity for anyone looking to create their dream home in a village setting, with the flexibility to suit various lifestyles.



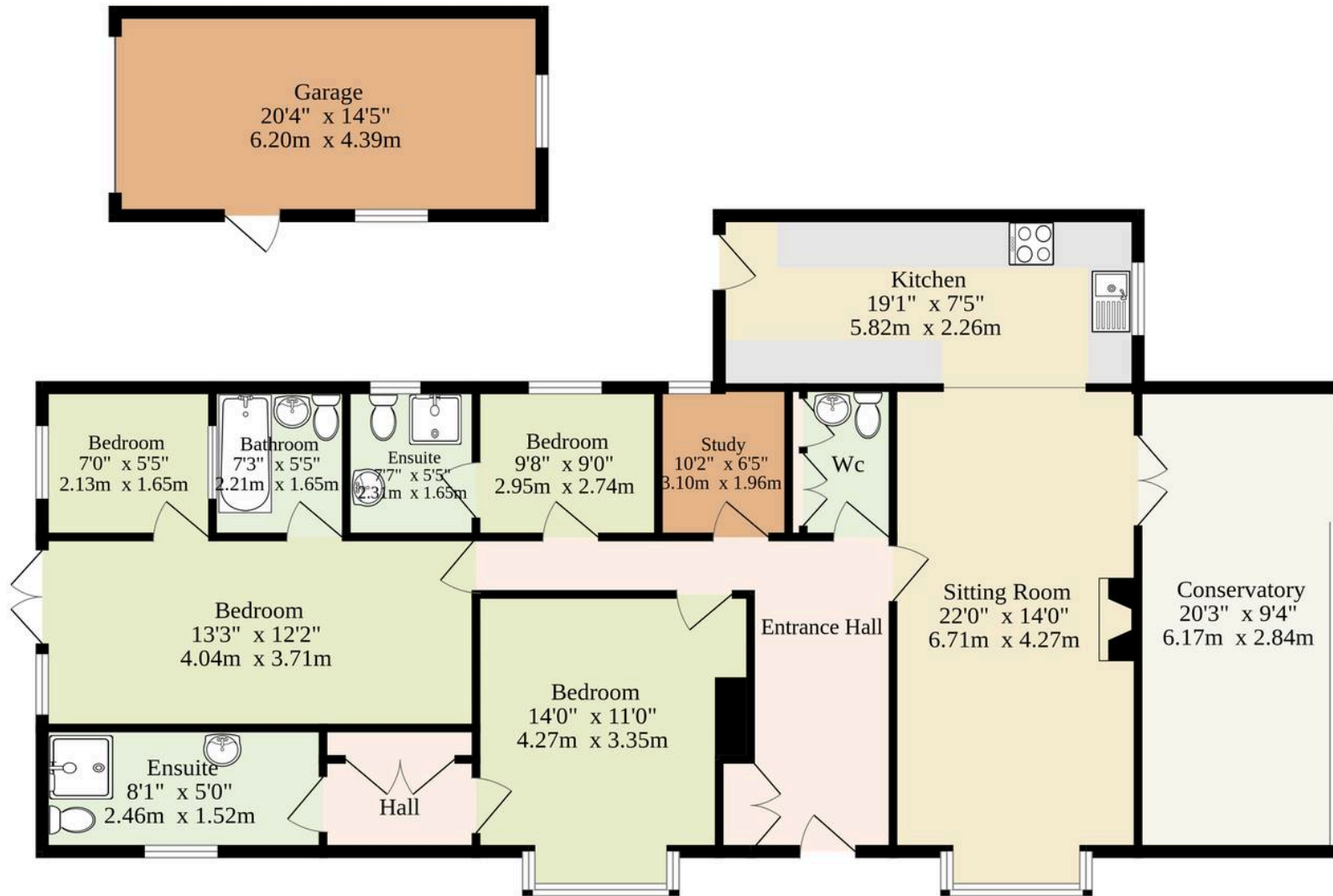


Pretty Corner Marsh Road

Hoveton, Norwich

- Detached bungalow proudly positioned on a substantial corner plot, in the Norfolk village of Hoveton
- Huge amount of potential to renovate, extend, have a loft conversion or build on the plot (stpp)
- Spacious sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Kitchen equipped with wall and base cabinetry, an integrated double oven, a breakfast bar unit and under-counter areas for laundry appliances
- Large, light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Three double bedrooms, three private en-suites and a versatile study
- Generous size garden that is well-maintained and private, featuring a patio area, a laid to lawn and a timber storage shed
- A large brick-weave driveway providing ample off-road parking and a detached tandem garage for storage options
- Newly installed/up-to-date boiler
- Close to local shops, schools for all ages, healthcare facilities and transport links

Ground Floor
1727 sq.ft. (160.4 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1727 sq.ft. (160.4 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.
Made with Metropix ©2025

