



41 Burnt Fen Way, Hoveton

Norwich

Minors & Brady



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41 Burnt Fen Way

Hoveton, Norwich

Burnt Fen Way, set in the heart of Hoveton, known for its waterside charm, scenic beauty and vibrant village life, offers a rare opportunity to enjoy the best of the Norfolk Broads from the comfort of a spacious, beautifully maintained bungalow. This exceptional three-bedroom home sits on an extensive plot within a sought-after development, perfectly balancing privacy with convenience. Inside, a flowing layout includes a bright kitchen/breakfast room, a generous lounge, and a stunning conservatory that opens onto the expansive rear garden. Thoughtfully designed for flexible living, the home suits families, downsizers, or anyone seeking peaceful, single-level accommodation. The outside space is just as impressive, with ample parking, garage access, and a private garden ideal for relaxing or entertaining. Blending comfort and an unbeatable location, this home captures the essence of life in one of Norfolk's most desirable villages.

- Expansive plot offering exceptional outdoor space, privacy and potential
- Three well-proportioned bedrooms providing flexibility for families or home working
- Impressive 19ft conservatory with panoramic views of the garden
- Light-filled lounge with French doors and a feature fireplace
- Stylish kitchen and breakfast room with a connection to the conservatory



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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, canoeing and fishing on the River Bure and the surrounding Broads, with stunning scenery and abundant wildlife offering a constant connection to nature.

But there's far more to life here than just the rivers and broads. At the heart of the village is the locally beloved "Roys" brand—often dubbed "the world's largest village store", which provides a surprising array of shopping options, including supermarkets, a department store, garden centre, DIY store, all within easy reach.

Families are well catered for, with highly regarded schooling options including a well-established primary school with nursery provision and a local high school. A modern medical centre offers excellent healthcare facilities, and the area is dotted with friendly cafés, cosy pubs and welcoming restaurants serving local food.

Outdoor lovers are spoilt for choice, with scenic nature walks, riverside trails, and wildlife reserves all close by. The Bure Valley Railway also provides a charming heritage rail experience linking Hoveton to Aylsham, making a day out an adventure in itself. Whether you're looking to explore, relax, or raise a family in a supportive and beautiful environment, Hoveton and Wroxham deliver a lifestyle that balances tranquillity with vibrant local life.

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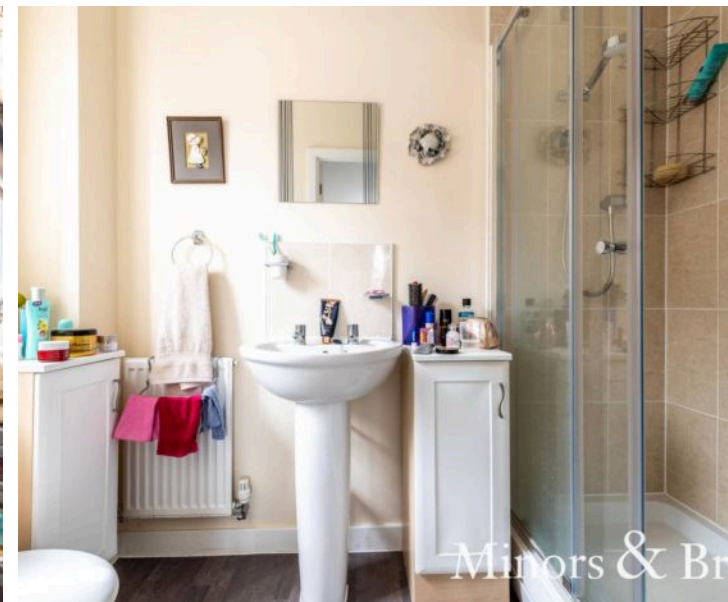
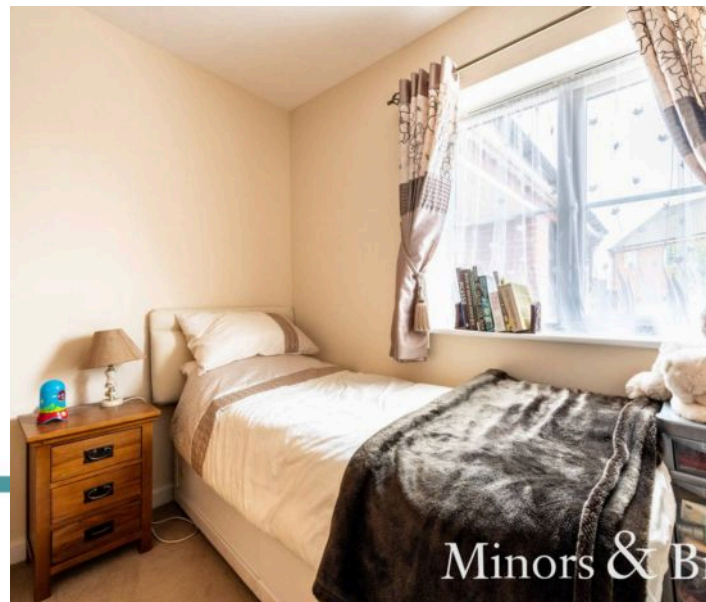
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This fantastic three-bedroom bungalow, set on an extensive plot within the highly sought-after Hoveton development. This beautifully maintained home offers generous living space, a versatile layout, and a truly impressive rear garden—perfect for families or those seeking peaceful, single-level living in a desirable location.

Step inside to a welcoming entrance hall that leads to all principal rooms. The heart of the home is the spacious lounge, complete with a feature electric fireplace and French doors that seamlessly connect to a large, light-filled conservatory. This stunning space provides panoramic views of the garden and is ideal for relaxing, entertaining, or simply enjoying the natural surroundings year-round.

The kitchen/breakfast room is bright and modern, with ample space for dining and direct access to the conservatory, creating an easy flow between indoor and outdoor living. A flexible second bedroom currently serves as a dining room, offering potential for a home office or playroom depending on your needs. The principal bedroom features an en-suite shower room and built-in storage, while two further bedrooms offer additional comfortable accommodation.

A well-appointed family bathroom and separate WC complete the interior.



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Outside, the property truly shines. Set within an expansive plot, the front features a large shingled driveway with additional brick weave detailing, providing ample off-road parking and access to the garage. A side gate opens to the exceptional rear garden, mainly laid to lawn and enclosed by wooden fencing for privacy. Dotted with mature shrubs, trees and flowerbeds, the garden also includes a generous patio area—perfect for alfresco dining or summer gatherings.

This is a rare opportunity to secure a spacious, well-presented bungalow in a prime location, offering both the tranquility of a village setting and easy access to local amenities.

Agents Note

Sold Freehold

Connected to all mains services.



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Ground Floor
1233 sq.ft. (114.5 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.5 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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Meet *Karol*
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