



Greystones Horning Road West, Hoveton

Norwich



Minors & Brady

Greystones Horning Road West

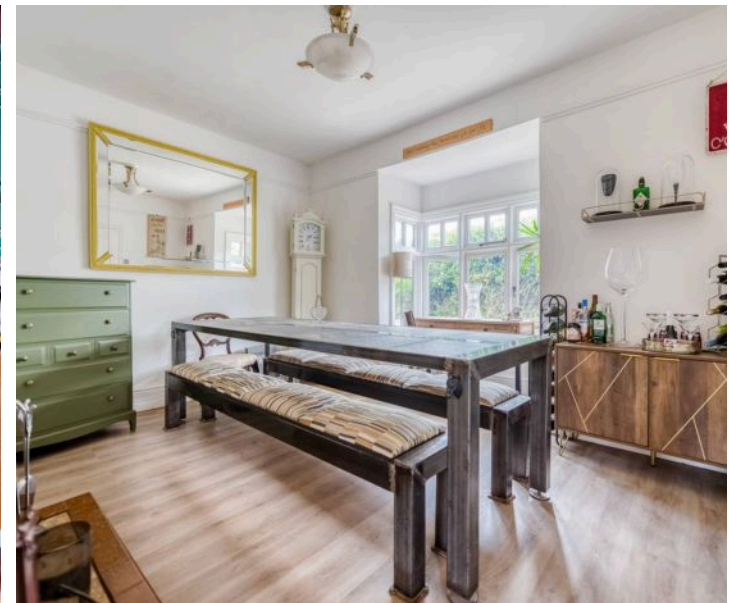
Hoveton, Norwich

Immaculately presented and enjoying a prime position in the sought-after village of Hoveton, this exceptional three-bedroom detached home offers generous, light-filled interiors and a refined finish throughout. The bay-fronted lounge exudes warmth with its character fireplace and new patio doors to the garden, while the separate dining room provides an inviting setting for family meals and entertaining, complemented by a bespoke Kestrel kitchen/breakfast room with integrated appliances, breakfast bar, and separate utility with WC. Upstairs, the principal bedroom is accompanied by a sleek en suite, with two further beautifully finished bedrooms served by a well-appointed family bathroom featuring a freestanding roll-top bath and separate shower. Outside, the landscaped garden showcases mature planting, a summer house with decking, a versatile studio or hobby room, and multiple seating areas, including a covered space with skylight and lighting, while parking for six or more vehicles, a carport, and a powered garage complete this standout home.

Location

Horning Road West in Hoveton places you right at the centre of the Norfolk Broads, one of the most sought-after locations in the region. Just a short walk from the River Bure, you can enjoy scenic boat trips, waterside dining, and access to a wide range of mooring points. The property is close to Hoveton & Wroxham train station, providing convenient links to Norwich and the coast. Everyday needs are well catered for with nearby supermarkets, independent shops, cafes, and traditional pubs. The famous Roys of Wroxham department store and food hall is only minutes away, offering a huge variety of shopping. For leisure, the area boasts picturesque walking and cycling routes, as well as wildlife-rich nature reserves. Families will appreciate the selection of well-regarded local schools and recreational facilities. With its combination of riverside charm, excellent amenities, and easy transport connections, this location is perfect for those seeking both convenience and the beauty of the Broads.

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Step through the front door into a welcoming entrance hall, where tiled flooring sets a smart first impression. From here, doors open into the principal reception rooms, and a staircase rises to the first floor.

The lounge offers an elegant and spacious setting, with original wood flooring and a charming character fireplace forming a warm focal point. Designer radiators enhance the room's style, while a bay window to the front fills the space with natural light. At the rear, new patio doors open directly to the garden seating area, creating a welcoming connection between indoor and outdoor living.

Equally inviting, the separate and spacious dining room is perfect for entertaining, with wood effect flooring underfoot and a feature fireplace with beautiful surround adding warmth and character. A built-in storage cupboard offers practicality, while a bay window to the front enhances the light and charm of the space. From here, there is direct access into the kitchen, making it ideal for both family meals and formal gatherings.

At the heart of the home lies an exceptional bespoke Kestrel kitchen, thoughtfully designed to deliver style, functionality, and a sense of occasion. Striking cabinetry in a rich blue tone is paired with a dramatic feature splashback, while high-specification integrated appliances include twin ovens, two fridge/freezers, an induction hob, and a butler sink with gold fittings. A large breakfast bar provides the perfect spot for casual dining or morning coffee, complete with a cleverly designed pull-out wooden cutting board that adds a practical and stylish touch. Generous storage, including full-height cabinets and open shelving, ensures everything has its place, and the room is flooded with natural light from dual windows and new patio doors opening to the garden, making it equally suited to day-to-day living and hosting on a grander scale.

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A generous utility room sits just off the kitchen, with space for a washing machine and tumble dryer, an internally lit pantry, and a stable door to the side entrance. From here, you'll also find a modern Wc with storage vanity and spot lighting.

Upstairs, the first floor landing opens to three beautifully presented bedrooms. The principal room features wood flooring, fitted storage, a large radiator, and a side-facing window, and also enjoys a private en suite where a modern shower cubicle, heated towel rail, and a hand wash basin set within storage create a practical and stylish space. Another bedroom offers generous proportions with soft carpet underfoot, useful eaves storage, and windows on two sides that bring in plenty of light. The third bedroom, overlooking the garden, features warm wood flooring, built-in wardrobes, and a comfortable, welcoming feel.

The family bathroom is impressive and filled with light, finished with tiled flooring and a tasteful design. It features a low level WC, a hand wash basin, a freestanding roll-top bath, and a separate shower cubicle, complemented by a large heated towel rail. A built-in airing cupboard provides useful storage, adding practicality to this elegant space.



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Outside continues to impress with a generous, private, and attractively landscaped rear garden, offering a lawn edged by mature planting and trees, along with surrounding shrubs and bushes. Sizeable shingled areas add texture, while a spacious decking area houses a large summer house, and a versatile outbuilding serves as a studio or hobby room. A covered patio provides the perfect setting for outdoor furniture and entertaining throughout the year, complemented by a covered seating area with skylight and lighting.

To the front, a generous shingled driveway provides parking for six or more vehicles, accompanied by a carport and a garage with power, all secured by a gated entrance.

Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- E



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Ground Floor
1737 sq.ft. (161.4 sq.m.) approx.



1st Floor
662 sq.ft. (61.5 sq.m.) approx.



Sqft Includes Garage And Outbuildings

TOTAL FLOOR AREA : 2399 sq.ft. (222.9 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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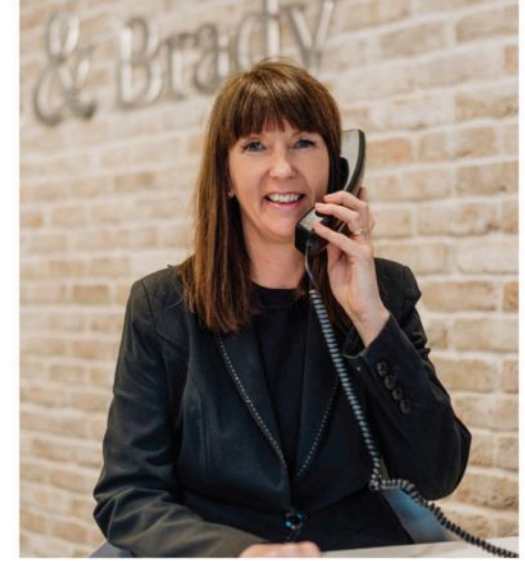
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