



55 Burnt Fen Way, Hoveton

Norwich



Minors & Brady

55 Burnt Fen Way

Hoveton, Norwich

This attractive end-of-terrace home is available on a 50% shared ownership basis, offering an affordable way to step onto the property ladder. The property features a welcoming hallway with a downstairs WC and useful understairs storage. A modern fitted kitchen sits to the front, complete with integrated appliances and generous counter space. To the rear, a bright and spacious lounge provides ample room for relaxing and dining, with French doors leading directly to the garden. Upstairs, there are two well-proportioned bedrooms, including a main double with built-in wardrobes and a second bedroom enjoying lovely field views. The stylish family bathroom, solar panels, and double glazing add to the home's comfort and efficiency. Outside, the enclosed garden with patio and decked seating area, plus a driveway to the side, complete this appealing property.

- 50% Shared Ownership – ideal for first-time buyers looking for an affordable step onto the property ladder
- Fitted solar panels to reduce energy costs
- Two generous bedrooms, including a main bedroom with built-in wardrobe
- Spacious lounge with room for dining and French doors to the garden
- Beautifully presented end-of-terrace home backing onto open fields
- Contemporary fitted kitchen with ample storage
- Modern family bathroom and conveniently located downstairs WC
- Double glazing throughout for added comfort and efficiency
- Enclosed rear garden with patio, raised decking area, and storage shed
- Brickweave driveway providing off-road parking



M&B



M&B

55 Burnt Fen Way

Hoveton, Norwich

Location

Burnt Fen Way is situated in the heart of Hoveton, a well-connected and desirable Broadland village just north of Wroxham. Known as the gateway to the Norfolk Broads, the area offers an outstanding lifestyle with easy access to riverside walks, boating, and local wildlife.

The village provides excellent everyday amenities, including a supermarket, GP surgery, independent shops, cafés, and a train station with direct links to Norwich and the coast. Nearby schools and leisure facilities add to the appeal, and with local pubs and restaurants offering waterside dining, it's a fantastic base for families, retirees, or those seeking an active lifestyle close to nature.



M&B

55 Burnt Fen Way

Hoveton, Norwich

Burnt Fen Way, Hoveton

This property is available on a 50% shared ownership basis, offering an excellent opportunity to step onto the property ladder in a sought-after location.

Step into this beautifully presented end-of-terrace home through a welcoming hallway, where you'll immediately find a practical downstairs WC and a useful understairs storage cupboard, ideal for keeping everyday items tucked away. Wood-effect flooring flows throughout the ground floor, adding warmth and continuity to the living spaces.

To the front of the home, the contemporary fitted kitchen is both stylish and functional, offering a range of fitted units and generous counter space, complemented by a smart tiled splashback. It's equipped with a gas hob, integrated oven and extractor fan, along with plumbing for a washing machine, perfect for modern living.

Continue through to the generously sized lounge, a bright and inviting space filled with natural light. There's ample room here for both relaxing and dining, making it a versatile hub for daily life or entertaining. French doors open directly onto the patio, creating a natural connection to the garden.



M&B

55 Burnt Fen Way

Hoveton, Norwich

Upstairs, the landing gives access to a handy storage cupboard and two well-proportioned bedrooms. The main bedroom is a spacious double featuring built-in wardrobes, while the second bedroom is also a good size, ideal as a guest room, home office, or children's room, and enjoys charming field views. Both bedrooms benefit from excellent natural light.

The family bathroom completes the upstairs accommodation, featuring a bath with a shower over, a tiled surround, and stylish wood-effect flooring that ties in beautifully with the rest of the home.

Additionally, the home benefits from solar panels, helping to reduce energy costs, and features double glazing throughout to enhance comfort and improve energy efficiency year-round.

Outside, the rear garden is fully enclosed and thoughtfully arranged for easy upkeep, making it ideal for those who enjoy outdoor space without the hassle. A paved patio provides the perfect spot for outdoor dining or summer barbecues, while the raised wooden deck seating area offers an inviting space to relax and enjoy the fresh air. The garden also features a useful storage shed, ideal for gardening tools, bikes, or seasonal items.

At the side, a brickweave driveway provides convenient off-road parking.

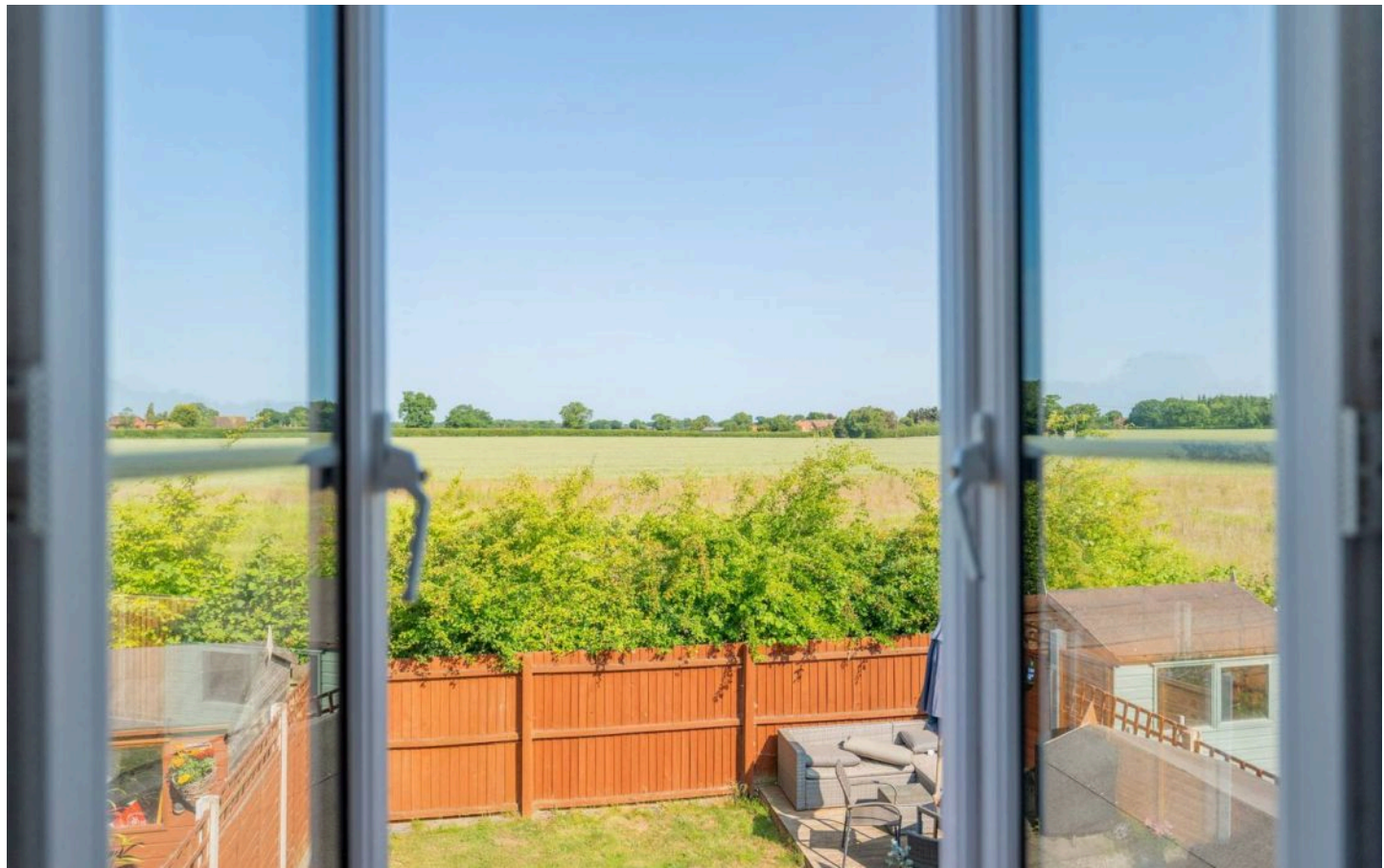
Agents notes

We understand that the property will be sold leasehold.

88 years remain on the lease.

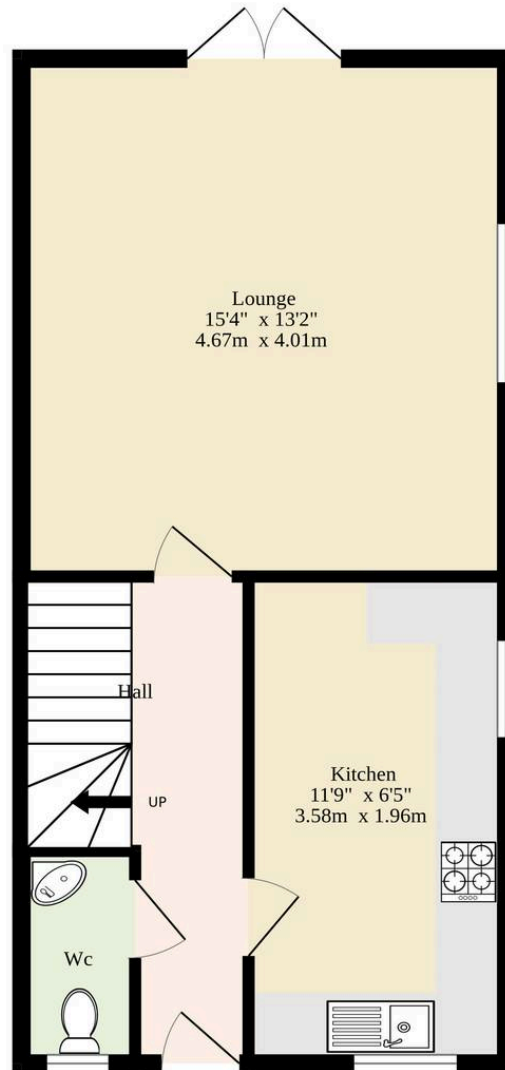
Ground Rent/Maintenance: £305

Heating system- Gas Central Heating

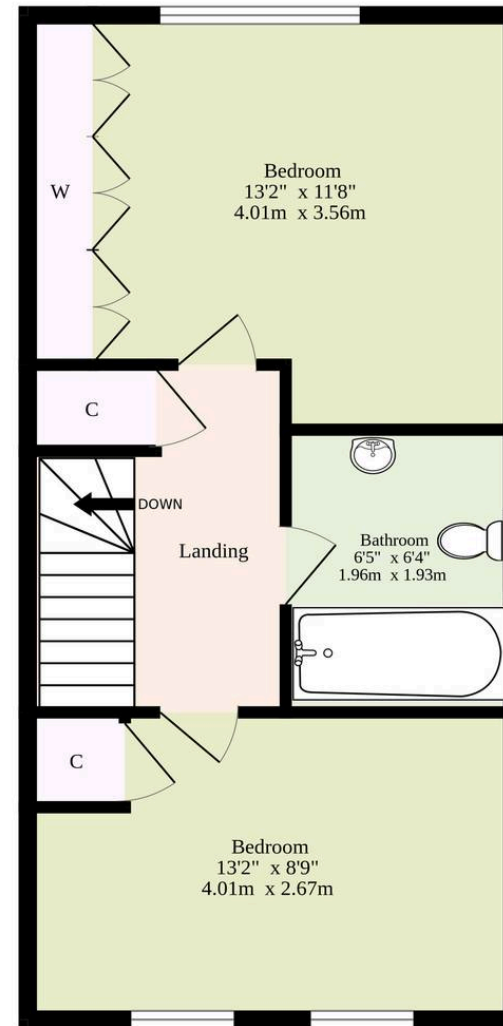


M&B

Ground Floor
373 sq.ft. (34.7 sq.m.) approx.



1st Floor
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 754sq.ft. (70.0 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

Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk