



Mirabilis, Riverside Road, Hoveton
Norwich



Minors & Brady

Hidden along the banks of the River Bure lies a home that balances modern living with peaceful surroundings. Situated in sought-after Hoveton, close to Wroxham's amenities, this property offers an enviable riverside lifestyle. The accommodation spans three floors, beginning with a welcoming entrance hall, WC, and a spacious open plan living and dining area. A newly fitted kitchen provides ample storage and contemporary appliances, ideal for family meals and entertaining. Three comfortable bedrooms and a family bathroom occupy the first floor, ensuring space and privacy for all. The top floor reveals the impressive master suite, complete with ensuite and a generous balcony boasting panoramic river and marina views. Outside, the property benefits from off-road parking at the front and a low-maintenance, decked terrace to the rear, perfect for summer gatherings. Combining comfort, style, and waterside tranquility, this is a rare opportunity to secure an exceptional family home.

- Spacious family accommodation set across three floors, designed to suit a modern lifestyle
- Stunning private balcony from the master suite, offering panoramic views over the River Bure and marina
- Low-maintenance rear terrace, fully enclosed and decked, ideal for outdoor dining and summer entertaining
- Newly fitted kitchen with modern units, quality appliances, and ample storage space
- Situated in the highly desirable riverside village of Hoveton & Wroxham, known as the capital of the Norfolk Broads
- Close to Roys of Wroxham, independent shops, pubs, cafés, and restaurants
- Excellent transport connections – Greater Anglia train line to Norwich, NDR access, and the Norfolk coast only a short drive away
- Off-road parking with direct access to the entrance
- Family bathroom with three-piece suite, serving three bedrooms on the first floor

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Mirabilis, Riverside Road

Hoveton, Norwich

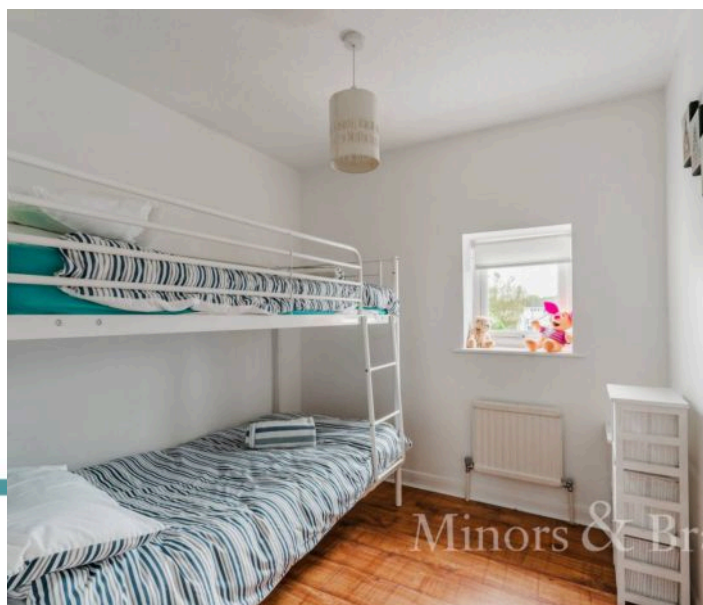
The Location

Hoveton and Wroxham are nationally renowned for their boating culture – Hoveton village sits in a prime position on the River Bure and is divided from Wroxham by the river and bridge running through the area. Hoveton and Wroxham really set a place within your heart once visiting, with many families choosing the villages for their annual holiday thanks to the numerous attractions and opportunities here.

Within the village and surrounding areas you can find Roys of Wroxham – famously known as the "world's largest village store" – alongside Wroxham Barns & Junior Zoo, the Bure Valley Railway (a steam train offering direct connection to the market town of Aylsham), and the family adventure park Bewilderwood. There are also plenty of places to hire boats of all sizes for trips up the river, as well as the Greater Anglia train line providing direct access to Norwich City Centre. Excellent road links, including the Northern Distributor Road (NDR), make travel simple, and the stunning Norfolk Coast is only a short drive away.

In addition, the area offers a variety of pubs, restaurants, and cafés for lunch and dinner. Hoveton and Wroxham are true gems of the Broads – once you are here, you will rarely want to leave.

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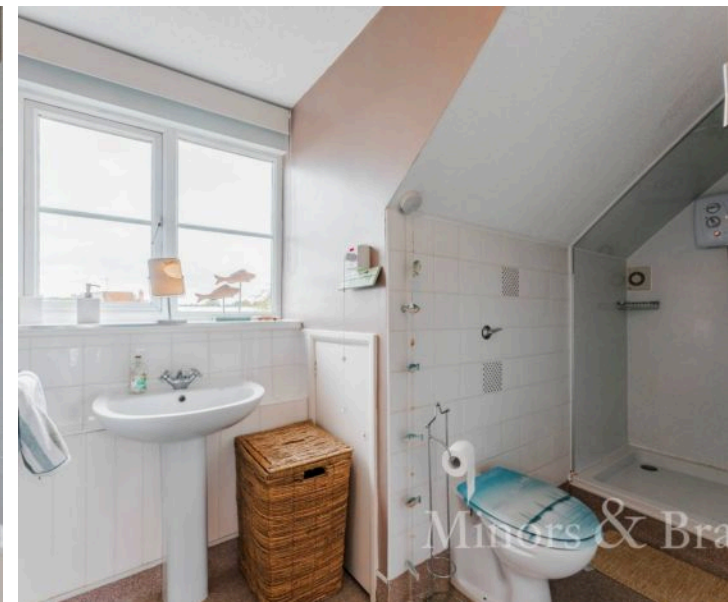
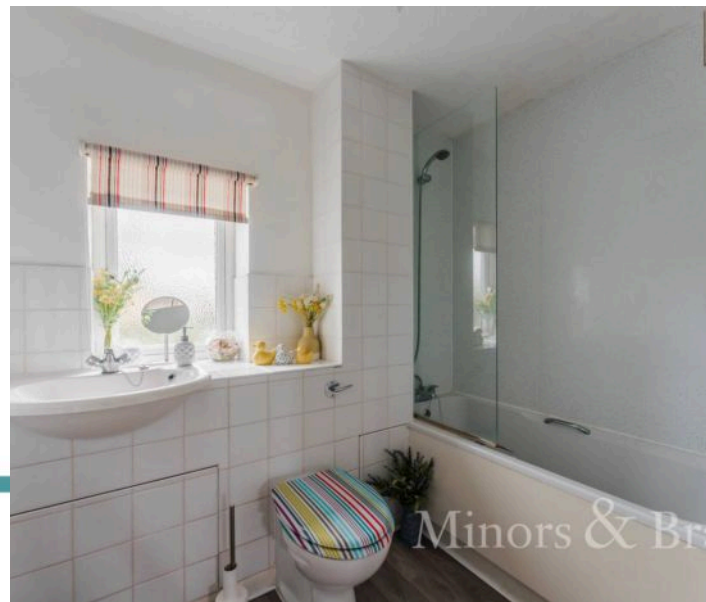
Hoveton, Norwich

Bure Cottages, Riverside Road

Explore comfortable and spacious living in this remarkable family home along the River Bure. Situated in the desirable area of Hoveton, in close proximity to Wroxham, all local amenities and natural surroundings, this home offers an enviable lifestyle in a quiet, tucked away setting.

The accommodation is set across three floors, including a new kitchen with an open plan living and dining area, a family bathroom, and four bedrooms. One of which is a spacious master bedroom, completed with an ensuite and a stunning balcony overlooking the River Bure and marina. The balcony is large enough for outdoor dining, providing a south-facing, warm, and sunny aspect to enjoy all year round.

Step inside this wonderful home, where you are greeted by a welcoming entrance hall, complete with a convenient WC. At the heart of the property is the open plan living and dining area, offering flexibility for various uses, whether showcasing comfortable furniture or creating a dedicated dining space.



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Mirabilis, Riverside Road

Hoveton, Norwich

The newly fitted kitchen is well equipped with modern units and appliances to cook your favourite meals, with plenty of storage to keep everything neatly arranged. Heading up the staircase, you will find three bedrooms, designed to offer relaxation and privacy. The bathroom comprises a three-piece suite, accommodating all family members and guests.

On the top floor, the master suite awaits—a spacious bedroom with ensuite, leading out to the remarkable balcony that not only brings in natural light but also delivers panoramic views over the River Bure and marina, creating a serene retreat within your home.

At the front of the property, there is off-road parking with access to the entrance hall. To the rear, you will find a secure, enclosed, and low-maintenance decked terrace, ideal for presenting your outdoor furniture—perfect for the summer months and al fresco entertaining.

This home blends comfort, modern living, and tranquil riverside views, making it a truly exceptional family residence.

Agents Note

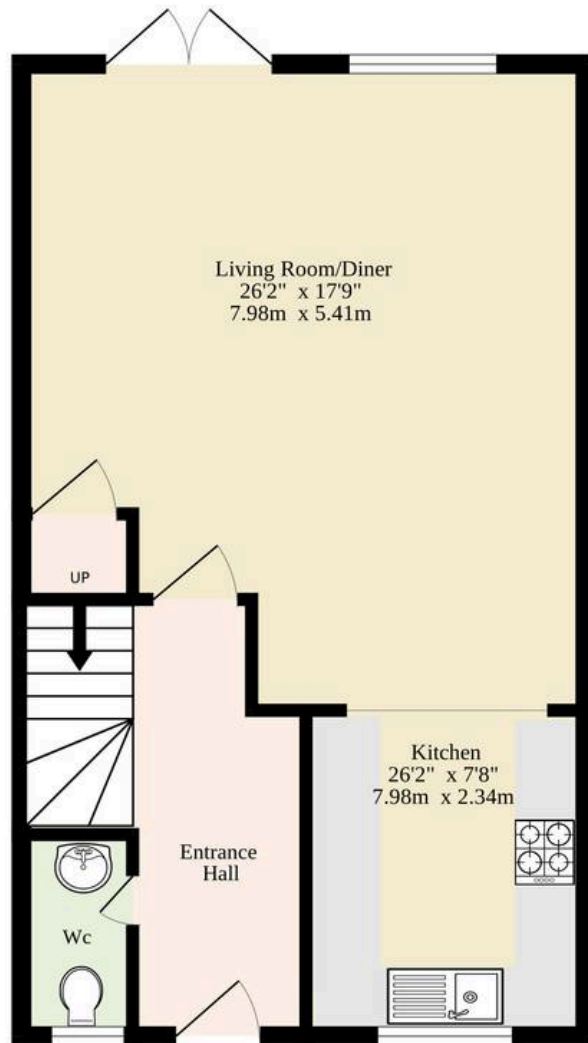
Sold Freehold

Connected to all mains services.

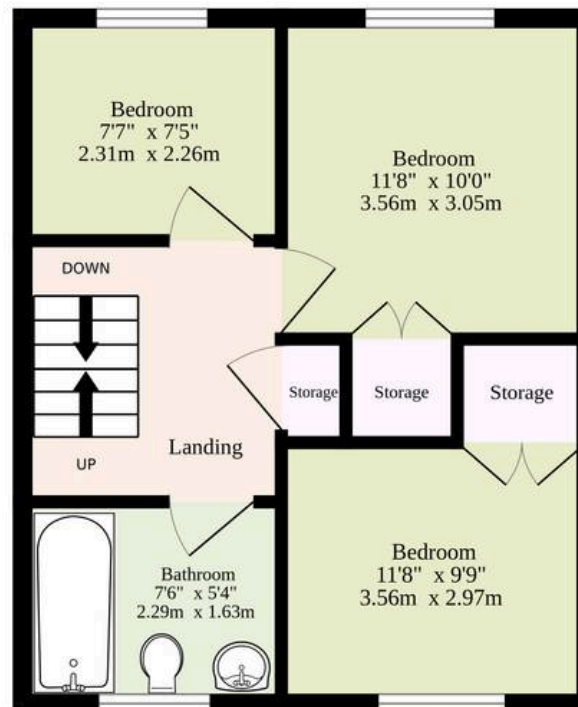


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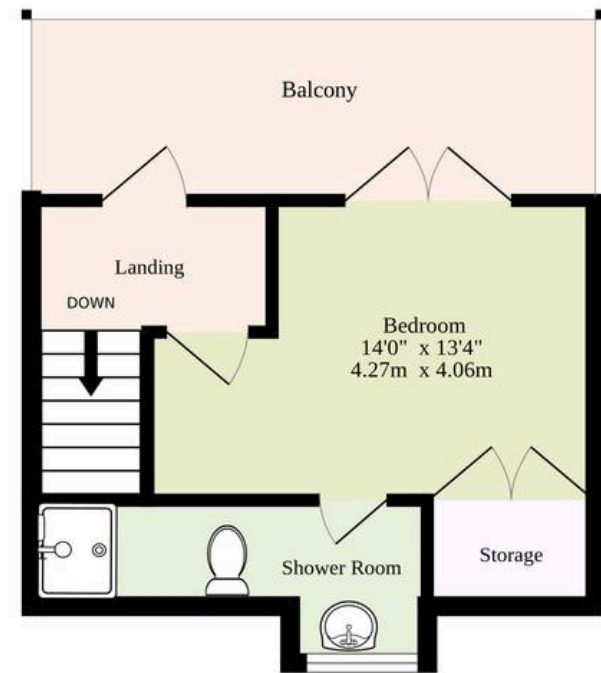
Ground Floor
470 sq.ft. (43.7 sq.m.) approx.



1st Floor
470 sq.ft. (43.7 sq.m.) approx.



2nd Floor
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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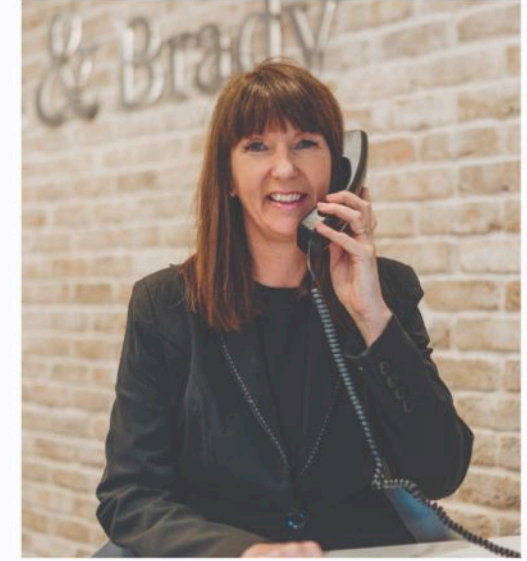
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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