



64 Waveney Drive, Hoveton

Norwich



Minors & Brady

Set in an enviable raised position within a picturesque village, this beautifully cared-for detached bungalow enjoys far-reaching views across open countryside. The home has been improved over time, creating a comfortable and stylish living space that feels both welcoming and practical. Cleverly reconfigured to enhance the proportions of the bedrooms, it now offers generous accommodation designed with ease of living in mind. The living areas feel light and inviting, ideal for both quiet evenings and relaxed gatherings with family or friends. A shower room and thoughtfully arranged kitchen space add to the sense of quality throughout. Outside, the garden provides a peaceful retreat with charming outlooks, complemented by a summerhouse, useful storage and a garage. Altogether, this is a wonderful opportunity to enjoy single-level living in a setting that truly embraces the calm and character of village life.

- Elevated position in a charming village with scenic countryside views
- Well maintained and thoughtfully updated throughout
- Generously proportioned double bedrooms for comfort and space
- Light-filled, welcoming lounge perfect for relaxing or entertaining
- Well-appointed kitchen/breakfast room ideal for daily living
- Modern, refitted shower room with a fresh and contemporary feel
- Attractive gardens offering peaceful outlooks and outdoor enjoyment
- Summerhouse providing a versatile space for hobbies or home working
- Garden shed and garage for practical storage solutions
- Single-storey living in a tranquil, friendly village community
- **Agents Note**

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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Hoveton, Norwich

The Location

Hoveton is a picturesque village in the heart of the Norfolk Broads, set along the gentle curves of the River Bure. Often seen as a gateway to the Broads National Park, it draws boating enthusiasts, anglers, walkers, and wildlife lovers keen to explore the area's unique network of navigable waterways. The riverfront is central to village life, with sailing boats and cruisers passing waterside homes and moorings, perfectly capturing the character of the Broads.

Hoveton is closely linked by bridge to its twin village, Wroxham, and together they are widely known as "the capital of the Broads." This pairing creates a lively yet relaxed atmosphere, blending village charm with excellent visitor facilities. The area is home to the well-known Roy's of Wroxham, often described as the world's largest village store, along with independent shops, cafés, and riverside businesses. Nearby attractions include Wroxham Barns and the Bure Valley Railway, which runs through scenic countryside to Aylsham.

Surrounded by tranquil waterways and open countryside, Hoveton offers a peaceful setting without feeling remote, with convenient access to the Norwich Northern Distributor Road (NDR) providing easy connections to Norwich and beyond.



64 Waveney Drive

Hoveton, Norwich

Waveney Drive, Hoveton

Occupying an elevated position in a delightful village setting, this mature detached bungalow enjoys a wonderful backdrop of open fields, offering a peaceful and scenic environment that is increasingly hard to find.

The property has been thoughtfully updated and carefully maintained, blending its original character with practical modern improvements.

Originally designed as a three-bedroom home, the bungalow has been reconfigured to provide two generously proportioned double bedrooms, creating a greater sense of space and comfort.

The interior layout now offers well-balanced accommodation comprising an inviting entrance hall, a convenient cloakroom, a bright and welcoming lounge, and a well-appointed kitchen/breakfast room that provides ample space for everyday dining and entertaining.

The shower room has been refitted, presenting a fresh and contemporary feel.

Outside, the home continues to impress. The garden enjoys a pleasant outlook towards the adjoining greenery and offers a lovely space to relax or entertain, with areas for seating and planting. A summerhouse provides an ideal retreat for hobbies, home working or simply enjoying the surroundings, while a garden shed adds useful storage. A garage completes the practical features of the property.

This charming bungalow presents an excellent opportunity for those seeking single-storey living in a tranquil village location, with open countryside close at hand and a welcoming community atmosphere.



Ground Floor
975 sq.ft. (90.6 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 975 sq.ft. (90.6 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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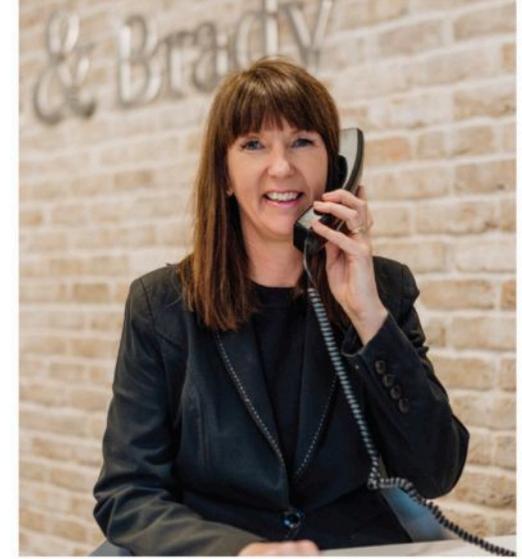
Dreaming of this home? Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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