



108 Grange Close, Hoveton

Norwich



Minors & Brady

Versatility defines this impressive semi-detached chalet bungalow, offering flexible accommodation in a sought-after Broadland village close to the Norfolk Broads. Multiple reception rooms can adapt easily as additional bedrooms, a home office, playroom or dining space, making the layout ideal for a range of buyers. The kitchen leads into a bright conservatory overlooking the garden, complemented by a separate utility room for added practicality. A ground-floor bedroom and wet room provide excellent potential for single-level living or multi-generational use. Upstairs, further generous bedrooms and a family bathroom ensure comfortable and private accommodation. Outside, driveway parking, a garage and enclosed rear gardens create convenient and enjoyable outdoor space. Subject to the Section 157 North Norfolk occupancy restriction, the home is intended for local purchasers, helping maintain the character of the community while offering an exceptional village lifestyle.

- Subject to the Section 157 North Norfolk occupancy restriction, ensuring the property remains available to purchasers with a qualifying local connection
- Sought-after Broadland village setting near the edge of the Norfolk Broads
- Within catchment for Broadland High School
- Adaptable chalet-style design arranged over two floors, providing long-term flexibility
- Well suited to multi-generational living with independent ground-floor facilities
- Ideal for those working from home, with separate rooms that can function as dedicated office space
- Excellent scope to tailor and reconfigure the layout as lifestyle needs evolve
- Generous overall internal footprint creating a comfortable and spacious feel throughout





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108 Grange Close

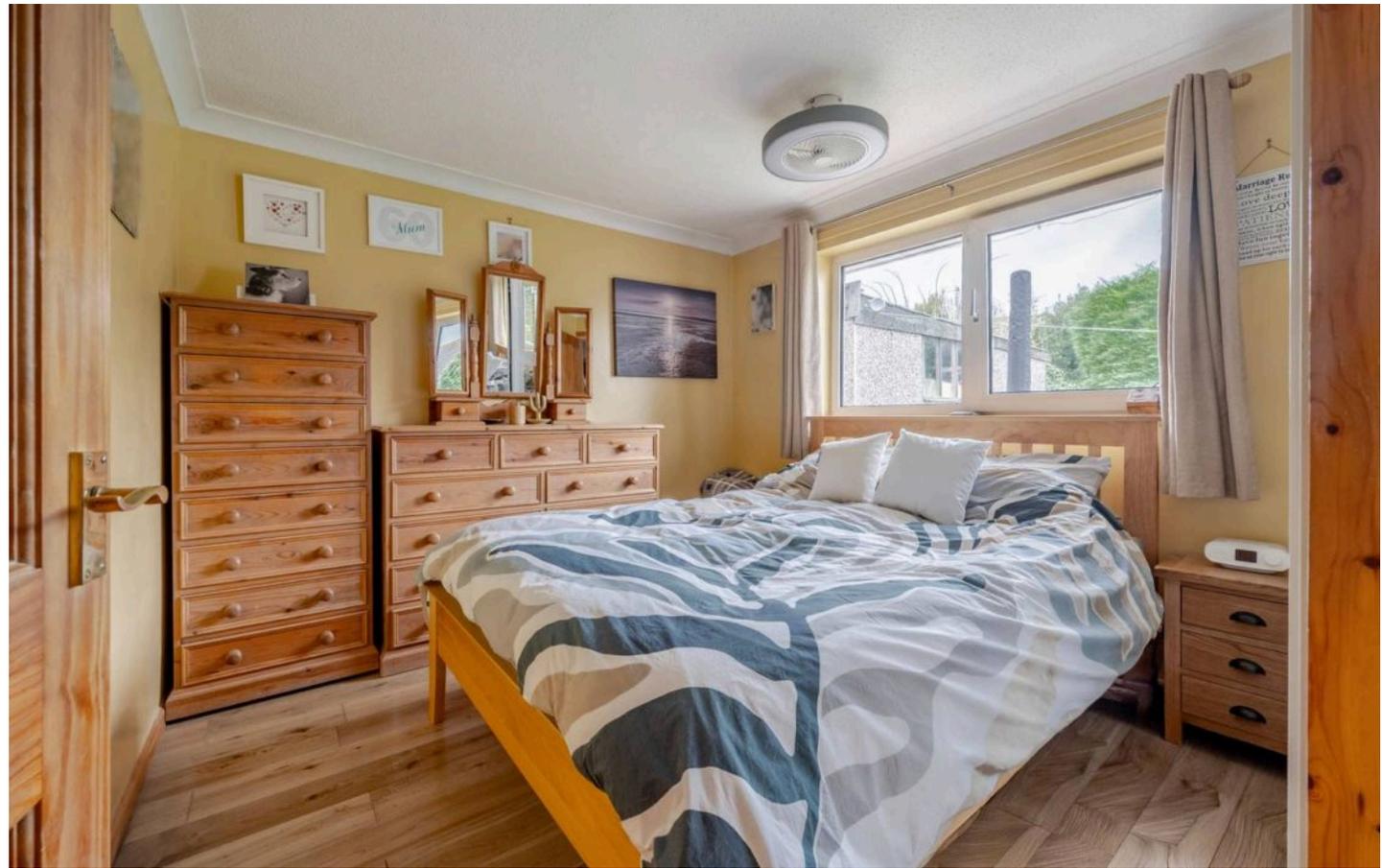
Hoveton, Norwich

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.



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Hoveton, Norwich

Grange Close, Hoveton

Situated within a highly desirable Broadland village close to the Norfolk Broads, this extensive semi-detached chalet bungalow offers exceptionally versatile accommodation, ideal for a wide range of buyers. Well positioned for local amenities and within catchment for Broadland High School, the property combines generous internal space with a convenient and popular setting.

The ground floor layout is both flexible and practical. In addition to a comfortable main living room, there are two further reception rooms that can easily adapt to suit individual needs, whether as additional bedrooms, a formal dining room, home office, playroom or hobby space. This adaptability makes the home particularly appealing for growing families, multi-generational living or those working from home.

A well-appointed kitchen leads through to a conservatory overlooking the garden, with a separate utility room providing useful additional space. The ground floor also benefits from a bedroom and a wet room, offering excellent convenience and potential for single-level living if required.

Upstairs, two further generous bedrooms are complemented by a family bathroom, creating a balanced arrangement that provides both privacy and practicality. The overall layout allows the home to function comfortably as a three-bedroom property with three reception rooms, while also offering the option to configure additional bedrooms on the ground floor if desired.



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Hoveton, Norwich

Externally, the property enjoys driveway parking leading to a garage, along with front and enclosed rear gardens designed for ease of maintenance and outdoor enjoyment. The rear garden provides a pleasant space for relaxing or entertaining, with lawn and patio areas.

Spacious, adaptable and superbly located, this is a home that can evolve with its owners' needs while offering the charm and lifestyle benefits of living close to the Broads.

Agents Note

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

Please be advised that this property is subject to a Section 157 restriction under the Housing Act. This means that any prospective purchaser must be able to demonstrate that they have lived or worked within Norfolk continuously for at least the past three years. Proof of eligibility will be required as part of the purchase process.

This restriction is in place to help ensure that the property remains available to local residents and supports the local community. Buyers who do not meet this residency or employment requirement may not be eligible to proceed with a purchase.





Including Garage

TOTAL FLOOR AREA : 1428 sq.ft. (132.7 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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Minors & Brady
Your home, our market



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