



36 Hoveton Place, Badersfield  
Norwich



Minors & Brady

## 36 Hoveton Place

You'll quickly appreciate how this property offers an easy, relaxed lifestyle in a popular village setting. Situated at Hoveton Place in the village of Badersfield, this three-bedroom mid-terrace house offers comfortable accommodation arranged over two floors. The property features a welcoming sitting room, a fitted kitchen, and the convenience of a ground-floor cloakroom. Upstairs, there are three well-proportioned bedrooms and a family bathroom, making it suitable for a range of buyers. Double glazed windows throughout help create a bright and comfortable living environment. Outside, the enclosed rear garden is mainly laid to lawn and includes a useful brick-built outbuilding for storage. An allocated parking space and access to nearby village amenities complete the appeal of this well-located home.

- Situated within the popular village of Badersfield at Hoveton Place, offering a well-established residential setting
- Mid-terrace house located on the former RAF Coltishall site with accommodation arranged over two floors
- Three well-proportioned bedrooms, all benefiting from built-in storage
- Comfortable sitting room featuring a fireplace and front-facing window providing natural light
- Fitted kitchen positioned to the rear of the property with a range of base and wall units and space for appliances
- Useful ground floor cloakroom fitted with a WC and wash hand basin
- Family bathroom fitted with a bath and shower over, wash hand basin, and WC
- Brick-built outbuilding located within the garden providing practical storage
- One allocated parking space included with the property for added convenience





M&B

# 36 Hoveton Place

Badersfield, Norwich

## The Location

In the highly desirable village of Badersfield, Hoveton Place delivers a well-connected location that balances lifestyle and practicality. Residents benefit from a handy on-site convenience store, a community centre hosting regular events, and a secure children's play area just moments from the doorstep. The layout of the village encourages a sociable feel, with green spaces and walkable routes ideal for families and dog walkers alike.

Surrounded by open Norfolk countryside, the area is perfect for cycling and walking, with quiet lanes and scenic routes just minutes away. Larger amenities are found in North Walsham and Aylsham, both around a 10-minute drive, offering supermarkets, high street shops, cafés, and weekly markets.

For those commuting or seeking city access, Worstead Railway Station is just under 3 miles away with direct links to Norwich and connections to London. Norwich itself is a 30-minute drive and offers major retail centres, live venues, restaurants, and a strong business hub, ideal for both leisure and work life.

This is a location where you don't have to choose between countryside and convenience. Everything essential is close at hand, and the setting adds value for anyone looking to invest, settle, or step onto the property ladder.



## 36 Hoveton Place

Badersfield, Norwich

### Hoveton Place, Badersfield

This well-presented mid-terrace house offers practical, family-sized accommodation arranged over two floors. The property features three bedrooms, a comfortable sitting room, and a fitted kitchen, making it well suited to first-time buyers, families, or investors alike. Double glazed windows are fitted throughout, enhancing comfort and efficiency.

The ground floor is entered via an entrance porch which leads directly into the sitting room, a bright and welcoming space with a fireplace and front-facing window. An inner hall provides access to the staircase, a useful built-in cupboard, and a door opening to the rear of the property.

The fitted kitchen is positioned to the back of the house and offers a range of base and wall units, work surfaces and space for appliances, with a window overlooking the garden. A ground floor cloakroom with WC and wash hand basin adds everyday convenience.

Upstairs, the first-floor landing gives access to all three bedrooms and the family bathroom, as well as an airing cupboard and loft access. The main bedroom benefits from a built-in wardrobe and additional storage, while the second and third bedrooms both include built-in cupboards.



## 36 Hoveton Place

Badersfield, Norwich

The bathroom is fitted with a bath and shower over, wash hand basin, and WC and a window for natural light.

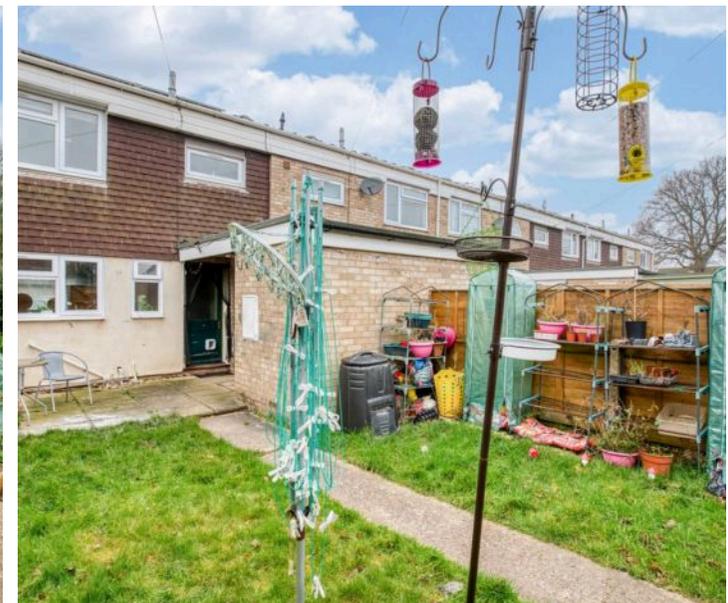
Outside, the rear of the property features an enclosed garden laid mainly to lawn, providing a pleasant outdoor space for relaxation or play. Within the garden there is also a brick-built outbuilding offering useful storage. The property further benefits from one allocated parking space.

### Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

**Maintenance:** £36.08 pcm/£433per annum





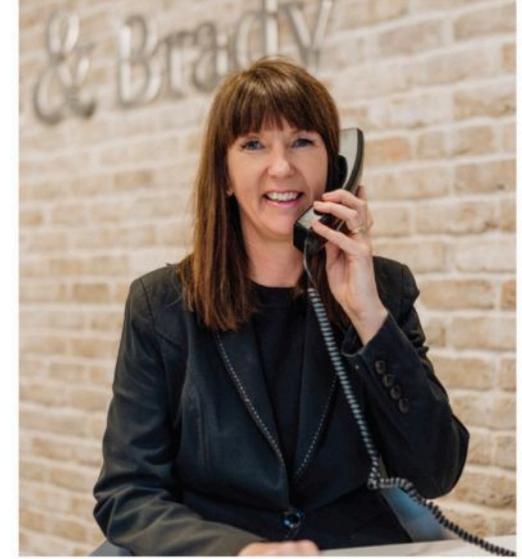
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