



66 Waveney Drive, Hoveton

Norwich



Minors & Brady

# 66 Waveney Drive

Hoveton, Norwich

Set in Hoveton, this eye-catching bungalow delivers on all fronts for single-level living. It offers three well-proportioned bedrooms, including a main with an en-suite, ideal for family life or guests. The kitchen opens into a spacious living and dining area, flowing naturally into a bright bay nook perfect for meals or relaxing. Patio doors lead out to a neatly landscaped garden with multiple patios and a detached sunroom, creating a calm space to unwind or entertain. The garden is mature and well-maintained, offering both privacy and charm. Practical features like an integral garage and a sensible layout make everyday living easy. Combining comfort, style, and convenience, this home is ready to enjoy from day one.

- Integral garage providing secure storage
- Driveway with a mix of brickweave and lawn for a neat approach
- En-suite shower room attached to the main bedroom
- Fully tiled main bathroom serving the other bedrooms
- Wooden-style kitchen units with a tiled splashback and space for appliances
- Spacious sitting and dining area designed for comfortable living
- Bright bay nook ideal for a dining table or reading corner
- Patio doors offering direct access to the garden
- Detached sunroom overlooking mature, flower-filled gardens
- Multiple patios and lawn areas creating versatile outdoor living spaces





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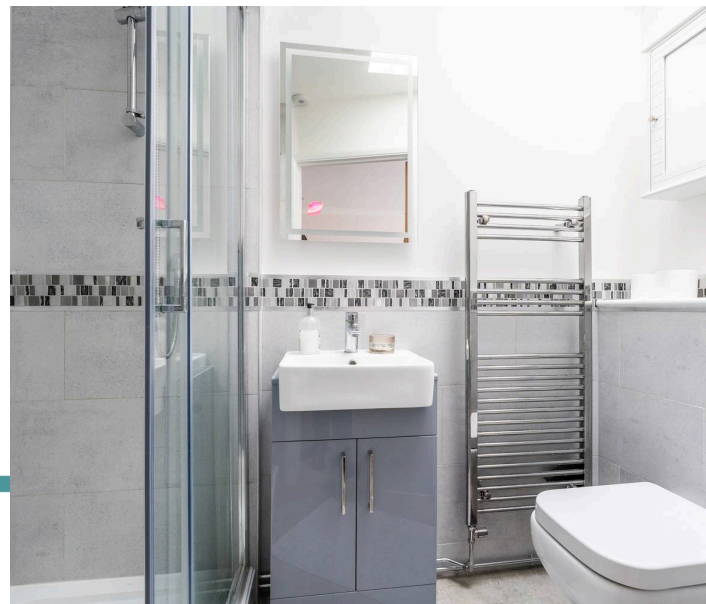
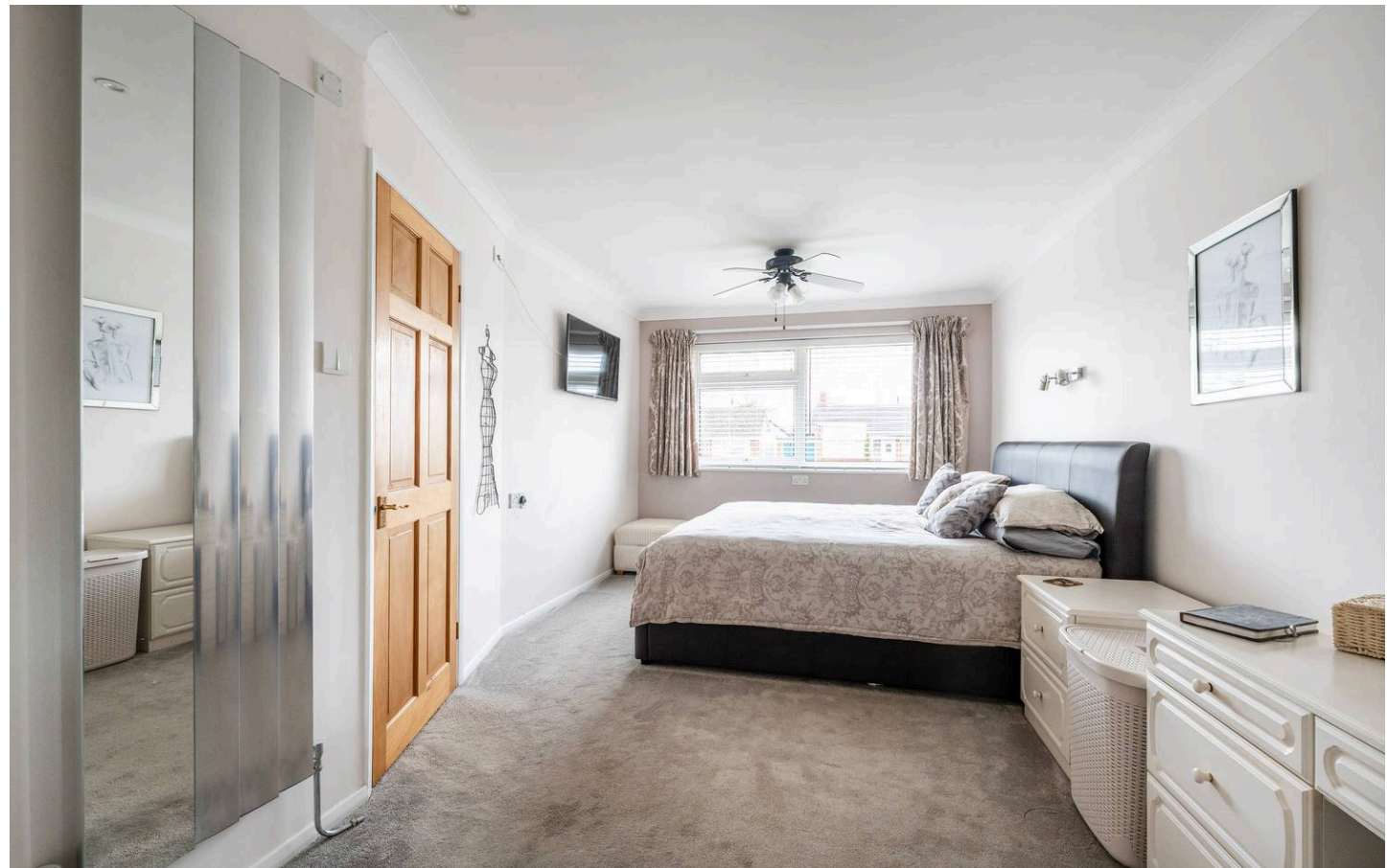
Hoveton, Norwich

## 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.



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Hoveton, Norwich

## Waveney Drive, Hoveton

This charming white-fronted bungalow immediately catches the eye with its classic appeal. The driveway has been thoughtfully carved out with a combination of well-kept lawn and brickweave, leading to an integral garage.

The neat exterior and tidy landscaping create a welcoming entrance that sets the tone for the home inside.

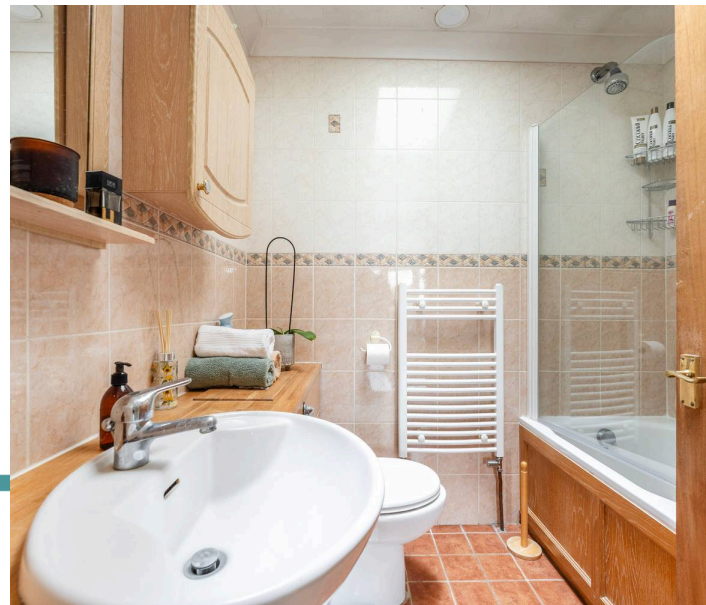
Step into the entrance hallway, which provides a warm and practical introduction to the property. The layout includes three well-proportioned bedrooms, with the main bedroom enjoying the added convenience of an en-suite.

A main bathroom serves the remaining rooms, making the home ideal for families or guests.

The kitchen features wooden-style units with a tiled backsplash and ample space for appliances, combining style and functionality. The large sitting and dining room is designed for comfortable living and entertaining. A dedicated sitting area flows into a spacious bay nook, perfect for placing a dining set and enjoying natural light.

Patio doors from this area open directly onto the garden, providing an effortless indoor-outdoor connection.

The garden is a standout feature, with a patio area that leads up steps to a lawn and a further patio with a detached sunroom. This sunroom is ideal for relaxing while enjoying the views of the established gardens, which are filled with flowers and mature planting.



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It's a serene space for outdoor dining, entertaining, or simply unwinding in a beautiful garden setting.

This bungalow combines thoughtful design with practical living spaces, both inside and out. From its kerb appeal and integral garage to its versatile living areas and well-maintained garden, it offers a comfortable and inviting home in a sought-after style.

## Agents Note

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



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## Ground Floor

Approx. 111.9 sq. metres (1204.8 sq. feet)  
(excluding Garage)



Total area: approx. 111.9 sq. metres (1204.8 sq. feet)

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.

Plan produced using PlanUp.

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