



84 Stalham Road, Hoveton

Norwich



Minors & Brady

84 Stalham Road

Hoveton, Norwich

This detached residence is set within a discreet and private setting, offering a peaceful environment away from passing traffic. The home provides well-balanced accommodation arranged over two floors, ideal for a variety of lifestyles. A new kitchen enhances the practicality of the layout, supported by additional service space for day-to-day needs. There are five bedrooms, one of which benefits from an en-suite, allowing for comfortable and flexible sleeping arrangements. The property is complemented by a generous driveway, providing lots of private parking for multiple vehicles. Outdoor space is well defined, with an enclosed rear garden offering a secure and usable area. A combination of thoughtful presentation and adaptable interiors makes this a well-rounded home suited to modern living.

- Detached family home set within a secluded and tucked away position
- Five well-proportioned bedrooms offering flexibility for family living or workspace
- One bedroom benefiting from a private en-suite facility
- Newly fitted kitchen designed for both functionality and everyday use
- Multiple reception rooms providing versatile living and entertaining options
- Separate utility room adding convenience and additional storage space
- Conservatory with direct access, creating an extra reception or relaxation area
- Large driveway offering lots of private parking for multiple vehicles
- Enclosed rear garden providing a secure and usable outdoor environment
- Well-balanced layout throughout, suited to a variety of modern lifestyles





M&B

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The Location

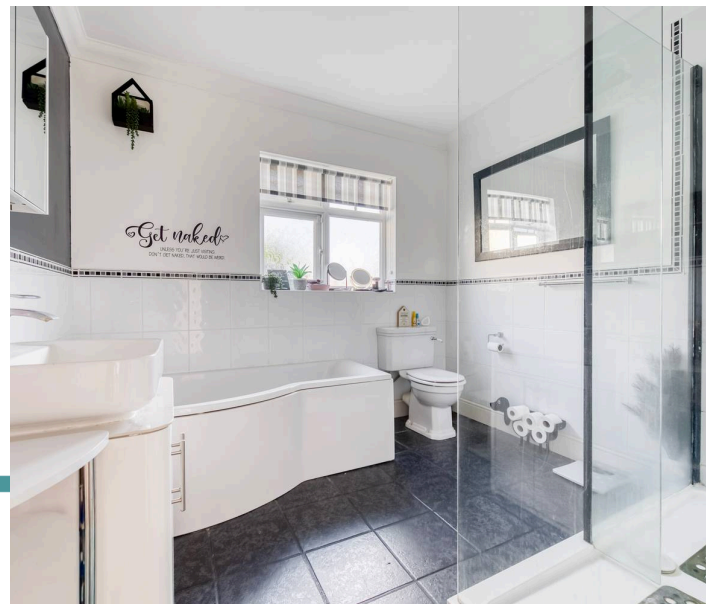
Hoveton is a picturesque village set in the heart of the Norfolk Broads, widely regarded as one of the main gateways to this unique network of rivers and lakes. Sitting along the tranquil River Bure, the village attracts visitors year-round for boating, fishing, paddleboarding, and wildlife watching, with easy access to some of the Broads' most scenic stretches.

Closely connected to its neighbouring village Wroxham, just across the river, the two are often referred to collectively as "the capital of the Broads." While many people associate the area with Wroxham by name, a large part of what visitors experience, including key amenities and shopping, is actually based in Hoveton.

One of the standout features of the village is Roys of Wroxham, a well-known and unusually extensive family-run retail group that includes a supermarket, department store, garden centre, and more. It's often described as "the world's largest village store" and serves as a major hub not just for tourists, but for the wider local community.

Hoveton also offers a mix of independent shops, cafés, pubs, and riverside businesses, giving it a lively yet relaxed atmosphere. Attractions such as Wroxham Barns provide artisan shopping, family-friendly activities, and local produce, while the Bure Valley Railway offers a charming narrow-gauge steam train journey through the countryside to Aylsham.

In terms of connectivity, Hoveton is particularly well positioned. It has its own railway station with direct links to Norwich, making it accessible without a car. For drivers, the nearby Norwich Northern Distributor Road (NDR) provides convenient road access around the city and connects to major routes such as the A47 and A140, making travel across Norfolk and beyond relatively straightforward.



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Situated in a tucked away position, this detached home offers a wonderful balance of privacy and convenience, with easy access to a wide range of facilities including shops, transport links, and everyday amenities. Highly presented and tastefully decorated, the property provides spacious accommodation throughout, making it ideal for modern family living.

Externally, the property continues to impress with lots of private parking provided by a large driveway, creating a practical and welcoming first impression. To the rear, an enclosed garden offers a secure and generous outdoor space, perfect for relaxing, entertaining, or family use.

Internally, the home showcases a blend of character features and well-proportioned rooms, creating a warm and inviting atmosphere. The entrance hall leads through to a bright and spacious living room, enhanced by dual aspects and feature detailing, while a separate dining room provides a more formal space for entertaining or family meals.

The new kitchen is thoughtfully arranged with a range of fitted units and work surfaces, offering both style and functionality. This is further complemented by a separate utility room, adding practicality and additional storage. A conservatory extends the living space and enjoys direct access to the garden, making it a versatile area suitable for a variety of uses.



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The property benefits from a versatile living set up, with accommodation arranged to suit a range of needs. There are five bedrooms in total, providing ample space for families, guests, or home working. One of the bedrooms benefits from its own en-suite, while the remaining rooms are served by a family bathroom.

Overall, this is a home that offers both space and flexibility, with thoughtfully arranged accommodation that caters to both everyday living and entertaining, the perfect setting for family life.

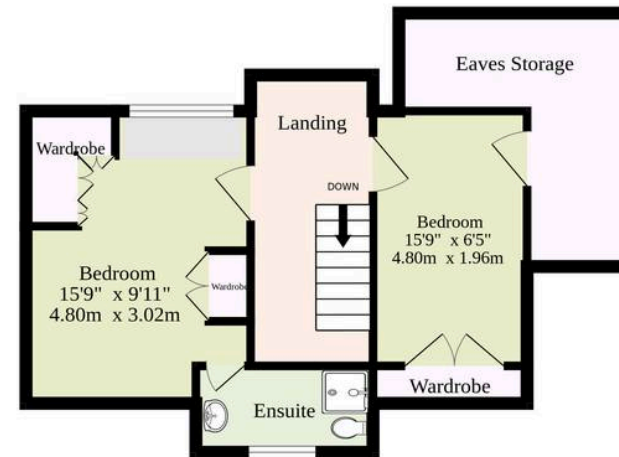
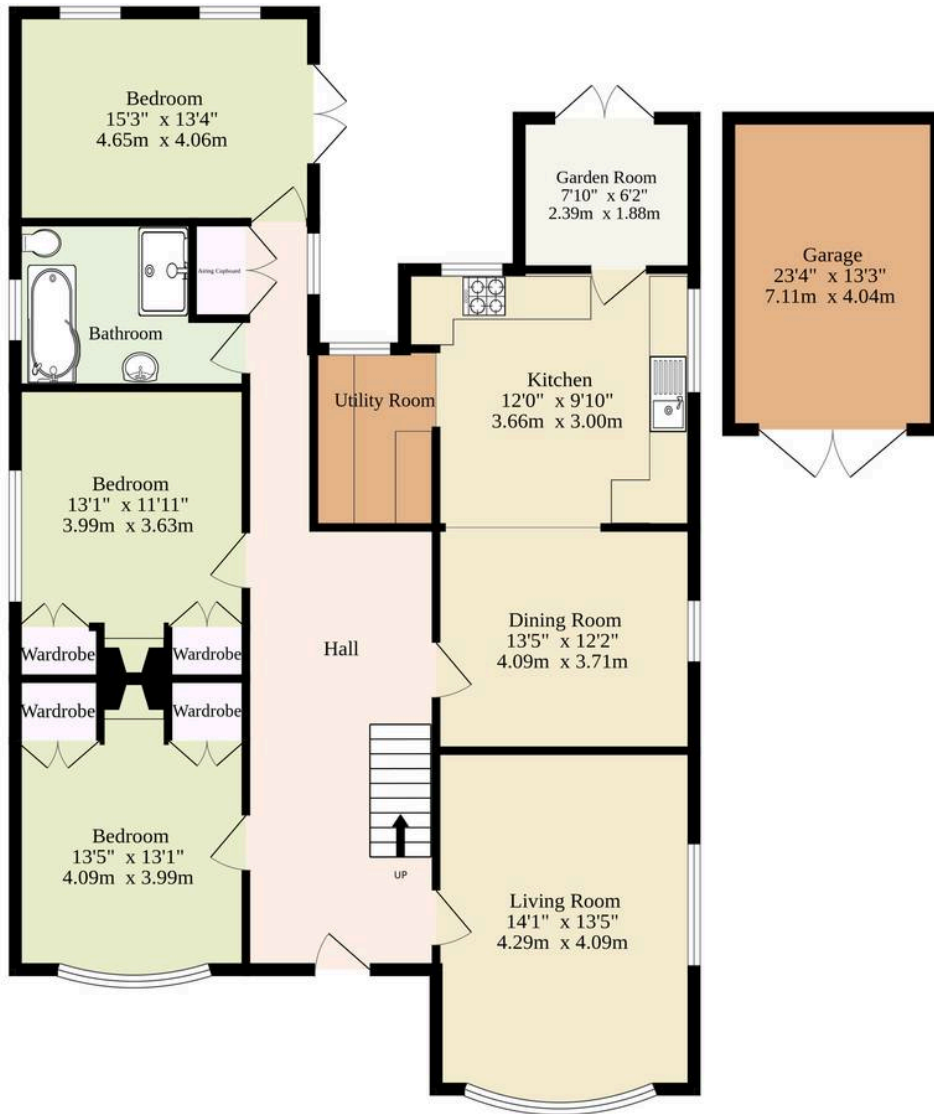
Agents Note

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



Ground Floor
1659 sq.ft. (154.1 sq.m.) approx.

1st Floor
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1989 sq.ft. (184.8 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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