



30 Stalham Road, Hoveton

Norwich



Minors & Brady

30 Stalham Road

Hoveton, Norwich

A cottage full of potential in one of Broadland's most sought-after villages. Positioned on a generous plot in Hoveton, this three-bedroom semi-detached home enjoys a tucked-away setting off the main road, directly opposite a park. Inside, the property offers two reception rooms, a wooden fitted kitchen with space for appliances, and well-proportioned accommodation throughout. While some modernisation would be beneficial, the home presents an excellent opportunity for a buyer to personalise and add value. Outside, the large garden provides plenty of space to enjoy, alongside useful off-road parking. Combining character, potential, and a desirable village location, this is a property well worth exploring.

- Three-bedroom semi-detached cottage full of character and potential
- Desirable Hoveton location, set away from the main road
- Generous plot with a large rear garden offering excellent outdoor space
- Pleasant position opposite a local park and nearby green space
- Two separate reception rooms providing flexible living accommodation
- Fitted wooden-style kitchen with space for freestanding appliances
- Three well-proportioned bedrooms ideal for families or home working
- Off-road parking for added convenience
- Scope for modernisation and personalisation to create a wonderful long-term home
- Excellent opportunity to acquire a property in a highly sought-after Broadland village





M&B

30 Stalham Road

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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Stalham Road, Hoveton

Occupying a generous plot in the desirable Broadland village of Hoveton, this three-bedroom semi-detached cottage presents a wonderful opportunity for buyers seeking a home with character, space, and significant potential. Set away from the main road and enjoying a pleasant position opposite a local park, the property benefits from a peaceful setting whilst remaining conveniently placed for Hoveton's excellent range of amenities.

The cottage offers well-proportioned accommodation extending to almost 1,000 sq. ft., with a traditional layout that provides excellent scope for modernisation and personalisation. A welcoming entrance hall leads through to two reception rooms, comprising a comfortable lounge and a separate dining room, offering flexibility for both everyday living and entertaining. The dining room could lend itself to a variety of uses, making the home adaptable to evolving family needs.

The kitchen is fitted with a range of wooden units and benefits from space for a variety of freestanding appliances. While perfectly functional, the room offers an exciting opportunity for a new owner to update and create a bespoke kitchen tailored to their own tastes and requirements. A useful lean-to provides additional utility and storage space, while the ground floor bathroom completes the accommodation at this level.



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Upstairs, three bedrooms are arranged around the first-floor landing, providing comfortable accommodation for families, couples, or those requiring additional space for guests or home working.

Outside, the property's plot is a particularly attractive feature. The large garden provides extensive outdoor space with plenty of room for gardening, recreation, or simply enjoying the surroundings.

Further benefits include off-road parking, a desirable village location, and easy access to nearby green spaces. Positioned opposite a park and tucked away from the main flow of traffic, the property enjoys a pleasant balance of convenience and tranquillity.

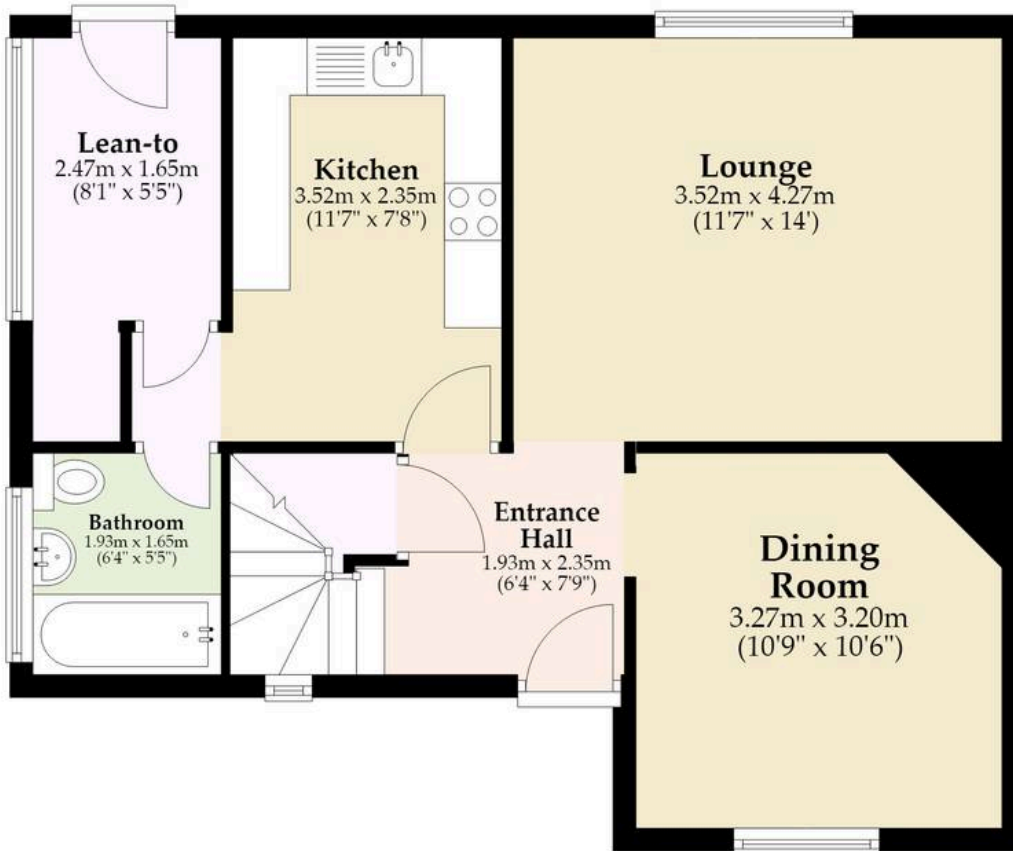
Agents Note

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



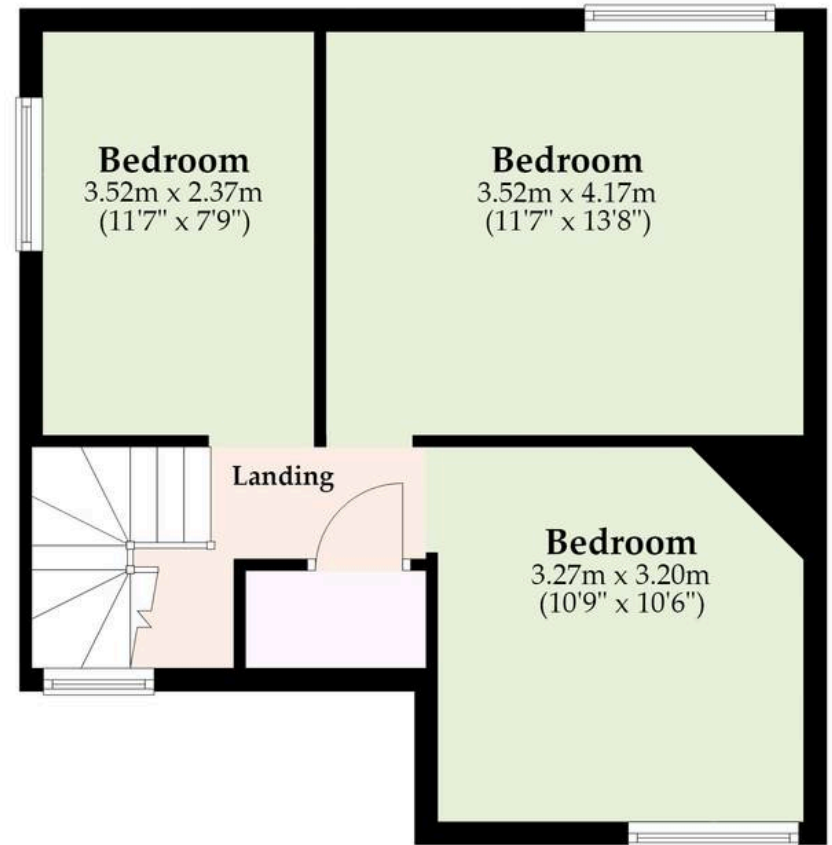
Ground Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



Total area: approx. 92.5 sq. metres (995.7 sq. feet)

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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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Minors & Brady
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