



63a Two Saints Close, Hoveton

Norwich



£475,000
Minors & Brady

63a Two Saints Close

Hoveton, Norwich

A striking newly built chalet bungalow set in a quiet cul-de-sac, this home delivers modern Norfolk living in one of the Broads' most sought-after village locations. Finished with a smart contemporary exterior, the property sits well back on a corner plot with off-road parking, a double garage and space to personalise the gardens. Inside, light-filled and versatile accommodation is arranged around a wide hallway with an eye-catching balustrade staircase. The neutral open-plan kitchen, dining and living space forms the heart of the home, designed for both everyday living and entertaining, with sliding doors opening to the garden. Four generously proportioned bedrooms are spread over two floors, three of which benefit from en-suite facilities, offering comfort and flexibility for family, guests or home working.

- Newly built detached chalet bungalow
- Smart contemporary exterior with strong kerb appeal
- Quiet cul-de-sac position in a sought-after Broads village
- Less than one mile to Wroxham and local amenities
- Generous off-road parking and double garage
- Bright, spacious and versatile accommodation throughout
- Neutral, modern open-plan kitchen, dining and living area
- Eye-catching balustrade staircase creating a light, open feel
- Four well-proportioned bedrooms, three with en-suite facilities
- Around thirty minutes to Norwich city centre or the North Norfolk coast





M&B

63a Two Saints Close

Hoveton, Norwich

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:



63a Two Saints Close

Hoveton, Norwich

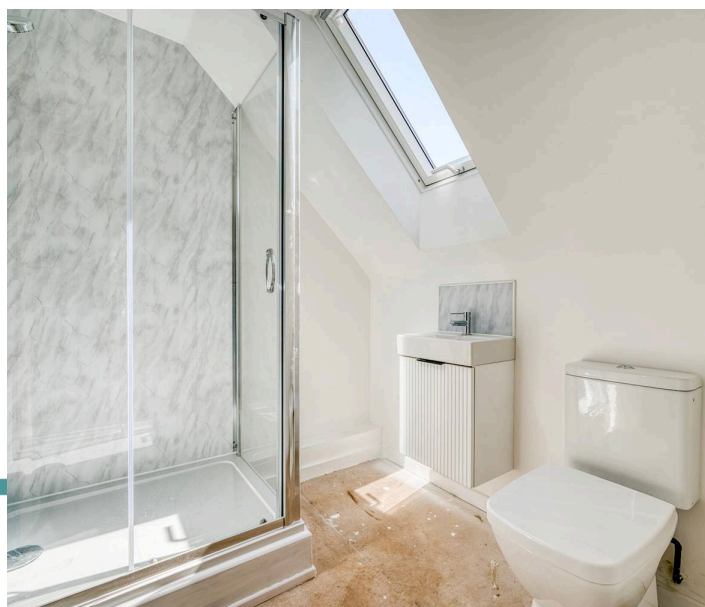
A striking newly built chalet bungalow set in a quiet cul-de-sac, this home delivers modern Norfolk living in one of the Broads' most sought-after village locations. Finished with a smart contemporary exterior, the property sits well back on a corner plot with off-road parking, a double garage and space to personalise the gardens. Inside, light-filled and versatile accommodation is arranged around a wide hallway with an eye-catching balustrade staircase. The neutral open-plan kitchen, dining and living space forms the heart of the home, designed for both everyday living and entertaining, with sliding doors opening to the garden. Four generously proportioned bedrooms are spread over two floors, three of which benefit from en-suite facilities, offering comfort and flexibility for family, guests or home working.

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.

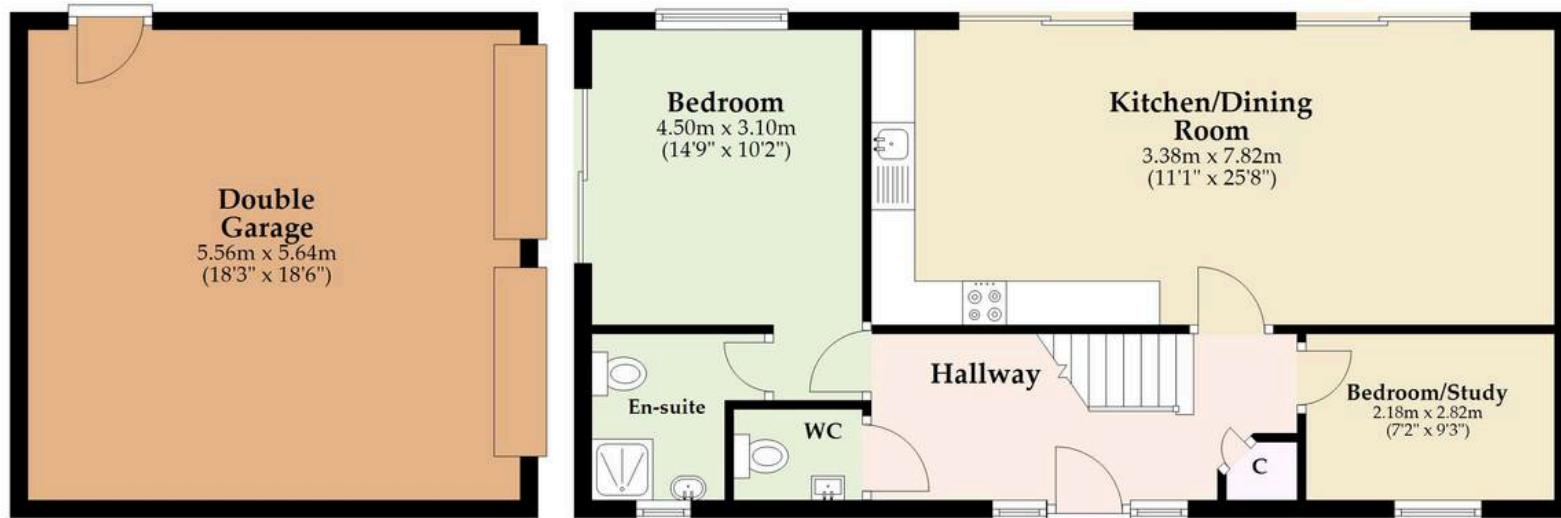
Closely connected to its neighbouring village Wroxham, just across the river, the two are often referred to collectively as "the capital of the Broads." While many people associate the area with Wroxham by name, a large part of what visitors experience, including key amenities and shopping, is actually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



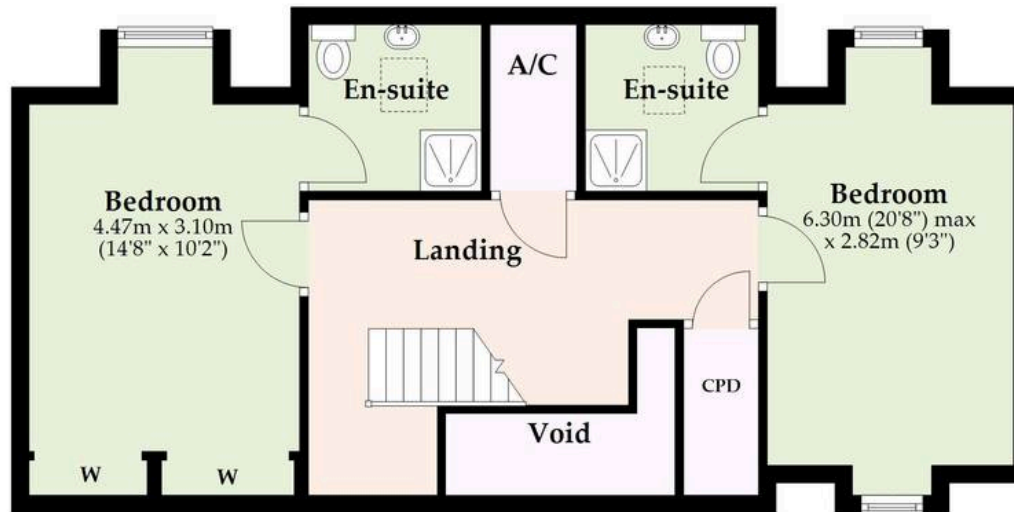
Ground Floor (Incl Garage)

Approx. 91.7 sq. metres (986.8 sq. feet)



First Floor

Approx. 62.2 sq. metres (669.4 sq. feet)



Total area: approx. 153.9 sq. metres (1656.2 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.

Dreaming of this home? Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk