



113 Stalham Road, Hoveton

Norwich



Minors & Brady

# 113 Stalham Road

Hoveton, Norwich

Countryside views, village charm and everyday convenience combine beautifully in this well-presented home on the edge of sought-after Hoveton. Offering three bedrooms and spacious living accommodation, the property enjoys a peaceful setting with open fields forming an attractive backdrop to the rear. A generous lounge and dining area, complete with a feature fireplace, creates a welcoming space for both relaxing and entertaining, while the bright kitchen opens directly onto the garden. Outside, a substantial lawn, paved terrace and decked seating area provide excellent opportunities for outdoor living throughout the year. Situated within walking distance of local amenities, schools and the train station, the location perfectly balances rural living with practicality. This is a fantastic opportunity to enjoy the lifestyle and community of one of the Norfolk Broads' most desirable villages.

- Desirable edge-of-village position with attractive rear field views
- Well-presented three-bedroom semi-detached home
- Spacious lounge and dining area with feature fireplace
- Bright kitchen with double doors opening onto the garden
- Generous rear garden with lawn, patio and decked seating area
- Peaceful deck overlooking open countryside
- Off-road parking via a shingle driveway
- Ground floor bathroom and first-floor cloakroom for added convenience
- Walking distance to Roys, cafés, schools and everyday amenities
- Excellent Norfolk Broads location close to rail links for Norwich and the coast





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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.

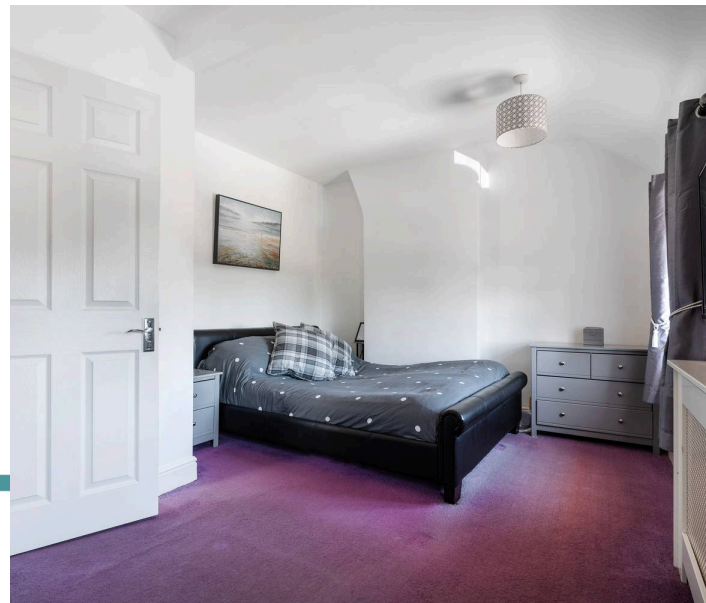
Closely connected to its neighbouring village Wroxham, just across the river, the two are often referred to collectively as "the capital of the Broads."

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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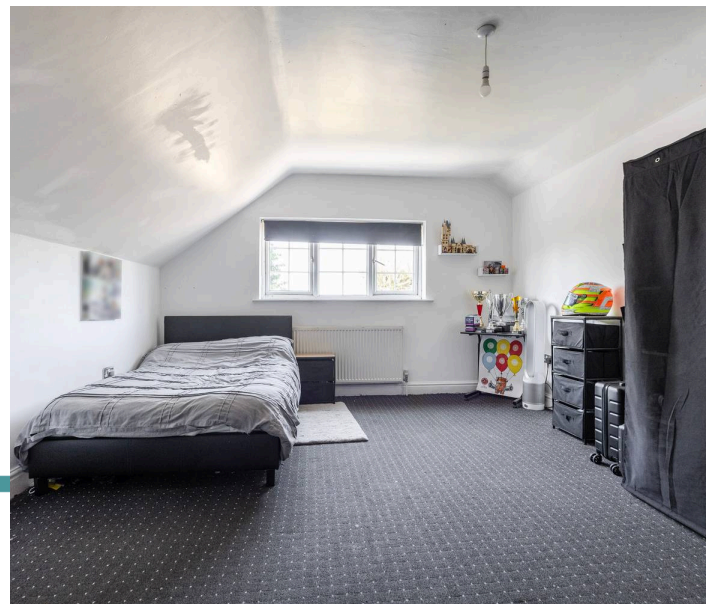
## Stalham Road, Hoveton

Enjoying a desirable position on the edge of the ever-popular Norfolk Broads village of Hoveton, this well-presented three-bedroom semi-detached home offers the perfect balance of village living, everyday convenience and attractive countryside surroundings. With open field views to the rear, generous outdoor space and well-proportioned accommodation throughout, the property is ideally suited to families, first-time buyers and those seeking a peaceful yet well-connected location.

Set back from the road, the property benefits from a shingle driveway providing valuable off-road parking, while a gated side access leads directly to the rear garden. From the moment you arrive, the home offers a welcoming feel, combining practicality with a pleasant setting close to everything Hoveton has to offer.

Inside, the accommodation has been thoughtfully maintained and provides bright, comfortable living spaces arranged to suit modern lifestyles. The spacious lounge and dining area creates a superb central living space, offering ample room for both relaxation and entertaining. A feature fireplace provides an attractive focal point, adding warmth and character to the room while enhancing its welcoming atmosphere.

Flowing through from the living space, the kitchen enjoys an abundance of natural light and overlooks the rear garden. Double doors provide direct access outside, creating a seamless connection between indoor and outdoor living and making the space particularly enjoyable during the warmer months. Well arranged for day-to-day living, the kitchen offers practicality alongside a pleasant outlook across the garden.



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A useful inner lobby provides access to the ground floor bathroom, adding further convenience and functionality to the layout.

To the first floor, three bedrooms offer flexible accommodation for a variety of needs, whether as family bedrooms, guest rooms or home working space. A first-floor cloakroom serves the upstairs accommodation and adds valuable convenience for busy households.

Outside, the rear garden is a particular highlight of the property. A paved terrace immediately adjoins the house, creating an ideal setting for outdoor dining, entertaining and summer barbecues. The generous lawn beyond provides plenty of space for children to play, keen gardeners to enjoy or simply for relaxing outdoors. Timber storage sheds offer practical storage solutions, while a separate decked seating area enjoys elevated views over the neighbouring fields, creating a peaceful spot to unwind and appreciate the surrounding countryside.

## Agents Note

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



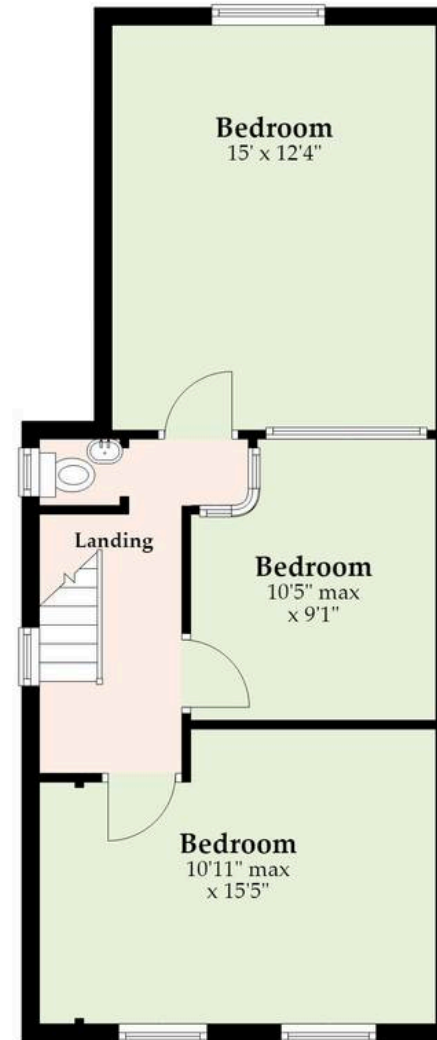
### Ground Floor

Approx. 777.8 sq. feet



### First Floor

Approx. 618.9 sq. feet



Total area: approx. 1396.7 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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