



42 Waveney Drive, Hoveton

Minors & Brady



42 Waveney Drive

Hoveton, Norwich

This well-presented home occupies a particularly appealing corner plot, offering a generous amount of outside space alongside comfortable and versatile accommodation. Ready to move straight into, the property provides a practical layout that is well suited to a range of buyers, with two generous double bedrooms, a spacious open-plan lounge and dining room and a separate conservatory that adds valuable additional living space.

The property also benefits from excellent off-road parking for up to four vehicles, a garage and a beautifully landscaped rear garden that enjoys a private, non-overlooked position. The combination of the generous plot, flexible living space and attractive outdoor areas makes this a particularly appealing home for those looking for somewhere that offers both comfort and practicality.



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- Desirable corner plot position, offering a generous amount of outside space and a more open setting than many comparable properties
- Move in ready throughout, with the property presented in a well maintained condition and offering a straightforward opportunity for its next owner
- Generous open plan lounge and dining room, creating a welcoming main living area with plenty of room for both everyday living and entertaining
- Two well proportioned double bedrooms, providing comfortable accommodation with flexibility for guests, family members or a home office
- Separate conservatory overlooking the garden, providing a versatile additional reception space that can be enjoyed throughout the year
- Beautifully landscaped garden with a combination of lawn, established planting and paved seating areas, ideal for enjoying time outdoors
- Excellent off road parking with a generous driveway providing space for up to four vehicles, complemented by a detached garage



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Location

Situated in the village of Hoveton, Waveney Drive enjoys a convenient location close to the wide range of amenities available in both Hoveton and neighbouring Wroxham. The area provides supermarkets, independent shops, cafés, restaurants, schools, healthcare services, and a range of everyday facilities, while Hoveton and Wroxham railway station offers direct services towards Norwich and beyond. The area is also well connected by road, with the A1151 providing access towards Norwich and the surrounding villages.

The location is particularly well placed for enjoying the Norfolk Broads, with the River Bure, local waterways, and opportunities for boating, walking, and cycling all close by. Wroxham, often regarded as the gateway to the Broads, provides a popular mix of waterside attractions, shops, cafés, and leisure facilities, while the surrounding countryside offers plenty of opportunities to enjoy the area's natural setting.

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The property is approached via a generous driveway, providing off road parking for up to four vehicles and leading to the garage. From here, the entrance provides a welcoming introduction to the home and access into the main accommodation.



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The spacious open plan lounge and dining room provides a comfortable central living space, with plenty of room to create distinct areas for both relaxing and dining. The open layout gives the room a natural flow and makes it a particularly sociable space when entertaining family and friends.

The kitchen is positioned alongside the main living accommodation and provides a practical setting for everyday use, with a good range of fitted storage and workspace. From the living accommodation, the separate conservatory provides an additional reception area and enjoys a pleasant outlook across the garden. This versatile room could be used as a relaxing sitting area, dining space or somewhere to enjoy the garden throughout the seasons.

There are two well proportioned double bedrooms, providing comfortable accommodation with flexibility to suit different requirements. The rooms could accommodate family members, guests or a dedicated home working space, while the bathroom completes the internal accommodation.



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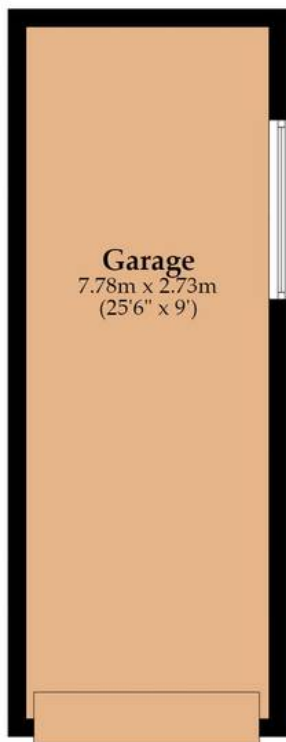
Outside, the rear garden is a real feature of the property. Beautifully landscaped and non overlooked, it offers a private setting with a combination of lawn, established planting and paved areas, providing plenty of opportunity for outdoor seating, dining and entertaining. The corner plot gives the property an appealing sense of space and openness, while the garden remains practical and enjoyable.



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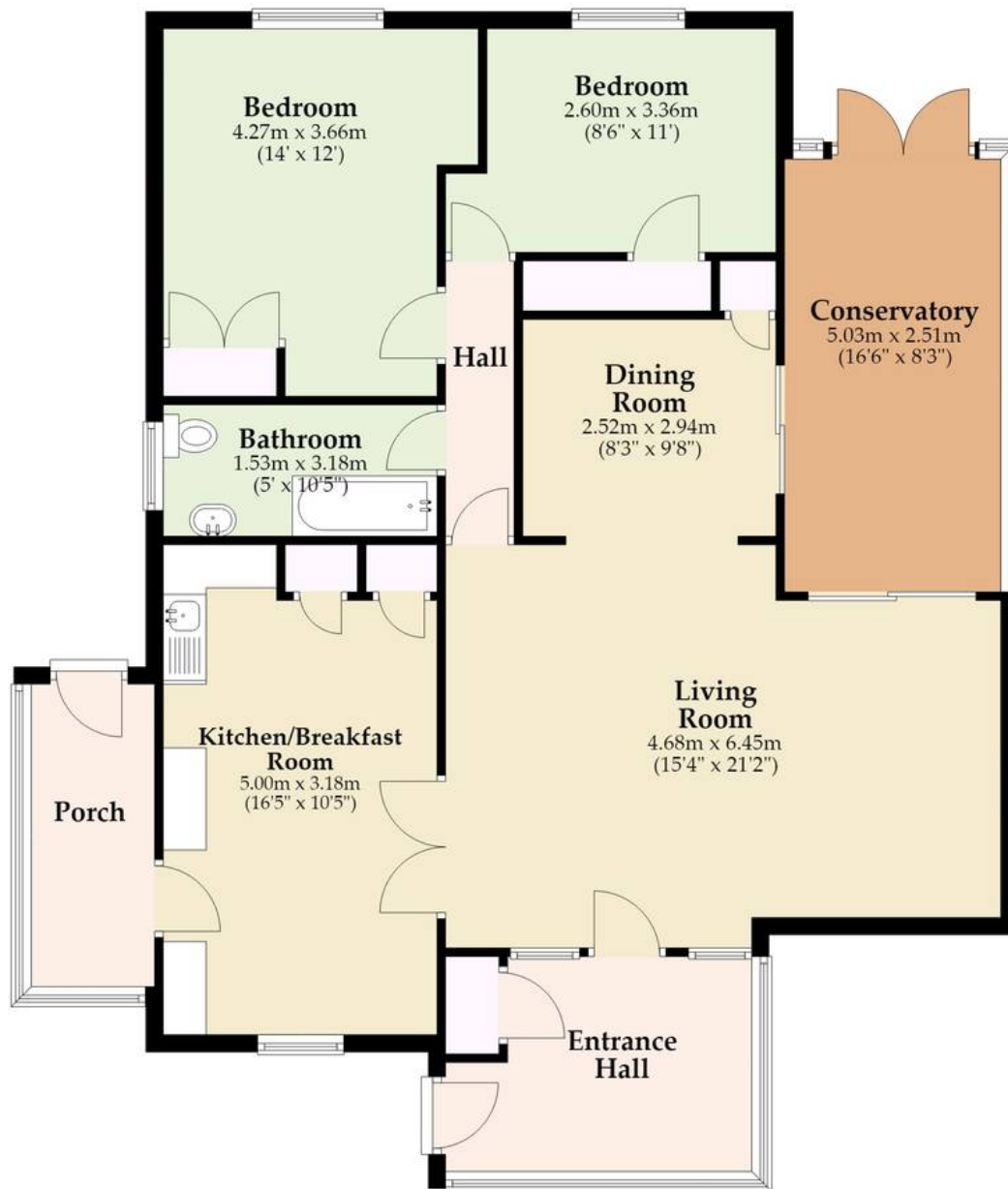
Garage

Approx. 21.3 sq. metres (229.0 sq. feet)



Ground Floor

Approx. 118.2 sq. metres (1272.0 sq. feet)



Total area: approx. 139.4 sq. metres (1500.9 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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