

98 Stalham Road, Hoveton

Minors & Brady

98 Stalham Road

Hoveton, Norwich

Standing proudly on a substantial and well-screened plot in the heart of Hoveton, this attractive semi-detached home combines excellent kerb appeal, spacious accommodation and exciting future potential. Occupying a generous garden plot with a good degree of privacy, the property offers over 1,160 sq. ft. (stms) of versatile living space, including two reception areas, a conservatory and three bedrooms. The well-maintained interior features a modern kitchen/dining room with ample storage, a mixture of integrated and freestanding appliances, and practical additions including a utility room, pantry and ground floor WC. Outside, a large driveway provides parking for multiple vehicles alongside a detached garage, catering perfectly to modern family requirements. With scope to extend or enhance further, subject to the necessary planning permissions, this is a fantastic opportunity to secure a well-cared-for home within one of Broadland's most sought-after villages.

- Offered with no onward chain, presenting an attractive opportunity for buyers seeking a smoother and more straightforward move
- Substantial semi-detached home occupying a generous and relatively private plot within the sought-after Broadland village of Hoveton
- Impressive kerb appeal with a well-maintained frontage, established boundaries and an attractive overall presence from the roadside
- Extensive driveway providing off-road parking for multiple vehicles, ideal for growing families, visitors or those with caravans and trailers
- Detached garage offering excellent storage, workshop potential or secure parking alongside further scope for a variety of uses
- Spacious dual-reception layout, including a bright lounge and versatile conservatory, providing flexible living and entertaining spaces

M&B








SEPTEMBER 2025

98 Stalham Road

Hoveton, Norwich

The Location

Residents benefit from an excellent range of amenities within easy reach, including the renowned Roys of Wroxham department store and supermarket, independent shops, cafés, restaurants, doctors' surgeries and leisure facilities, ensuring day-to-day essentials are always close at hand. Families are well catered for with a selection of highly regarded schooling options available in both Hoveton and the surrounding villages, making the area particularly appealing to those looking to put down long-term roots.

The area is famous for its boating heritage, offering endless opportunities for family days out on the water, whether hiring a day boat, enjoying a river cruise or exploring the picturesque network of waterways that make the Norfolk Broads so special.

Food and drink options are equally impressive, with a variety of popular pubs and restaurants nearby, including The Recruiting Sergeant in Horstead and The Lodge at Salhouse, both highly regarded local destinations for dining and socialising. Waterside cafés, traditional pubs and restaurants throughout the Broads further enhance the relaxed lifestyle on offer.

Despite its tranquil setting, Hoveton remains exceptionally well connected. Hoveton & Wroxham railway station provides regular services into Norwich, whilst nearby access to the Northern Distributor Road (NDR) allows convenient travel around the city, to Norwich Airport and onwards across the county. The stunning Norfolk coastline is also within easy reach, with destinations such as Sea Palling, Waxham and Winterton-on-Sea offering beautiful sandy beaches, dunes and coastal walks, perfect for weekend adventures and family days out.

M&B















98 Stalham Road

Hoveton, Norwich

Stalham Road, Hoveton

Enjoying a generous plot within the highly desirable village of Hoveton, this attractive semi-detached home offers an excellent balance of space, practicality and future potential. Boasting strong kerb appeal, the property is approached via a substantial driveway providing off-road parking for multiple vehicles, alongside the added benefit of a detached garage which offers secure storage, workshop potential or additional parking options. Offered with no onward chain, the home presents an ideal opportunity for a smooth and straightforward purchase.

The accommodation is well maintained throughout and centres around a spacious lounge, creating a comfortable environment for both day-to-day family living and entertaining guests. A separate conservatory provides valuable additional reception space, enjoying pleasant views across the garden and lending itself to a variety of uses including a garden room, dining area or relaxing retreat.

Positioned to the rear of the property, the modern kitchen/dining room serves as a fantastic social hub of the home. Offering excellent storage through a combination of fitted units and practical workspace, the kitchen also benefits from a mixture of integrated and freestanding appliances. Further enhancing the layout are a useful utility room, pantry and ground floor WC, ensuring the property caters well to the demands of modern family life.

M&B









98 Stalham Road

Hoveton, Norwich

To the first floor, three well-proportioned bedrooms provide flexible accommodation for families, couples or those requiring a home office. The bedrooms are supported by both bathroom and separate shower room facilities, helping to accommodate busy households with ease.

Externally, the property truly comes into its own. The large rear garden enjoys a good degree of privacy and offers ample outdoor space for relaxing, entertaining or gardening enthusiasts. Given the generous size of the plot, there is also exciting scope for further extension or enhancement, subject to the necessary planning permissions, making this a home that can continue to evolve alongside its next owners' requirements.

FilesFiles

Agent's Note

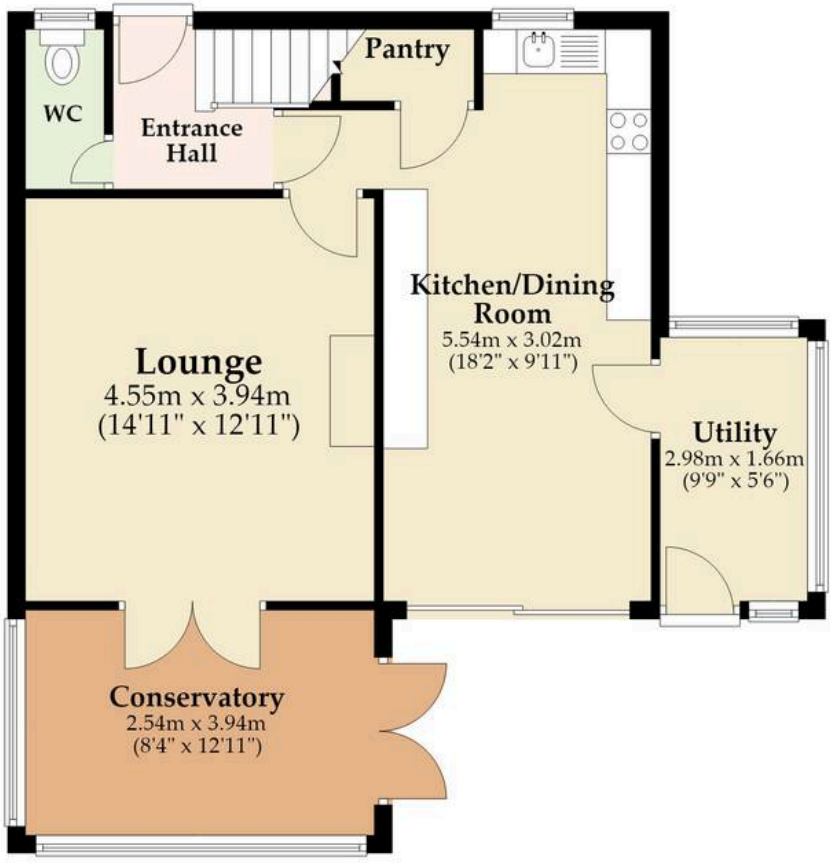
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

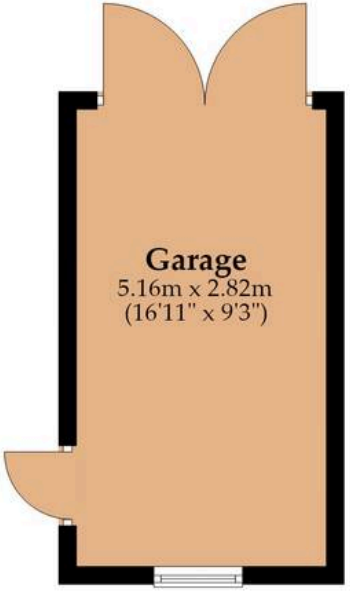
M&B


Minors & Brady
WOOKEY
FOR SALE

Ground Floor

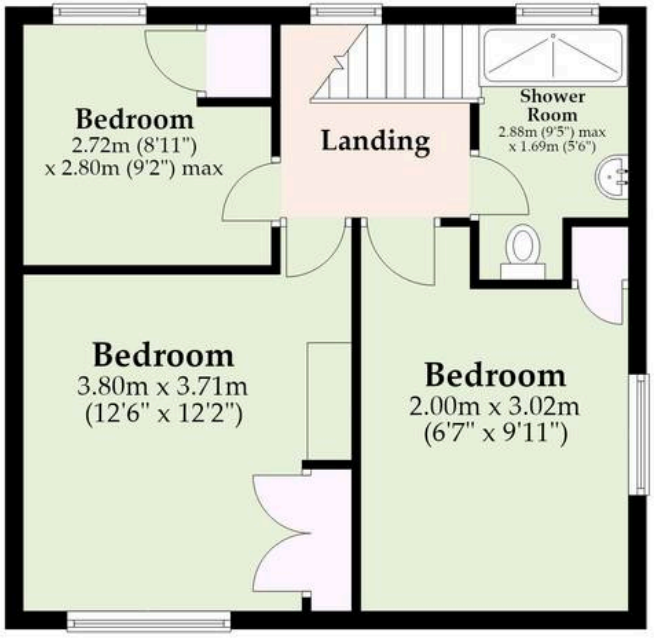
Approx. 61.3 sq. metres (660.1 sq. feet)
(excluding Garage)





First Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



M&B

Total area: approx. 108.2 sq. metres (1164.8 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 *Daryl*
Listings Manager



Meet *Adelaide*
Senior Property Consultant

Minors & Brady

Your home, our market

homes@minorsandbrady.co.uk | 01603 783088 | 6 Church Road, Hoveton, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

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

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