



136 Stalham Road, Hoveton

Minors & Brady



136 Stalham Road

Hoveton, Norwich

Stylish, recently modernised and perfectly suited to family life, this impressive semi-detached home combines generous living space with an exceptional garden and ample parking. Offering three well-proportioned bedrooms, a contemporary shower room and a welcoming sitting room centred around a characterful log burner, the property has been thoughtfully updated and beautifully maintained throughout. A standout feature is the light-filled garden room, complete with skylights and bi-fold doors, providing a superb second reception space ideal for family dining and summer entertaining. Outside, a substantial gravel driveway is complemented by a remarkably large, enclosed rear garden, mainly laid to lawn and perfectly suited to children, pets and outdoor gatherings.

- Beautifully presented three-bedroom semi-detached family home in a highly sought-after Hoveton location
- Recently modernised throughout and exceptionally well maintained by the current owners
- Impressive garden room with skylights and bi-fold doors creating a superb second reception space
- Versatile dual reception accommodation ideal for modern family living, entertaining and home working
- Timeless wooden-style kitchen offering practicality and warmth for everyday family life
- Three well-proportioned bedrooms, including a principal bedroom with excellent built-in storage
- Contemporary shower room and convenient ground floor cloakroom/WC
- Large gravel driveway providing generous off-road parking for multiple vehicles



M&B



136 Stalham Road

Hoveton, Norwich

The Location

Hoveton is a highly regarded Norfolk village situated on the northern bank of the River Bure, at the heart of the renowned Norfolk Broads. Seamlessly linked to neighbouring Wroxham via a bridge crossing the river, the two communities are often considered together and provide an excellent range of amenities that are rarely found in villages of this size. The area enjoys a unique balance of picturesque waterside surroundings, everyday convenience and a strong sense of community, making it popular with families, retirees and those seeking a lifestyle close to nature.

The village benefits from a variety of shops, cafés, restaurants and essential services, while also offering access to well-regarded schools, medical facilities and leisure amenities. Hoveton's railway station provides direct connections to Norwich and the wider rail network, making it an appealing choice for commuters as well as those looking for a peaceful setting without feeling isolated.

As one of the principal gateways to the Norfolk Broads National Park, Hoveton is particularly well known for its boating and outdoor lifestyle. Miles of navigable waterways can be explored by boat, paddleboard or kayak, while the surrounding countryside offers attractive walking and cycling routes. Wildlife enthusiasts are equally well catered for, with the area home to an abundance of birdlife and natural habitats that can be enjoyed throughout the seasons.

Norwich city centre is within easy reach by road or rail, while the beautiful Norfolk coastline, with its sandy beaches and coastal villages, can be reached within approximately half an hour's drive, further enhancing the area's appeal.



M&B



136 Stalham Road

Hoveton, Norwich

Stalham Road, Hoveton

Set within the sought-after Broadland village of Hoveton, this beautifully presented three-bedroom semi-detached home offers a wonderful balance of stylish accommodation, generous outside space and excellent convenience for local amenities, schools and transport links, making it an ideal choice for growing families.

The property has been recently modernised and is exceptionally well maintained throughout. An inviting entrance hall leads into a welcoming sitting room, where a characterful log burner set beneath a substantial timber mantle creates an attractive focal point and a cosy atmosphere during the colder months.

A particular highlight of the home is the impressive garden room, accessed directly from the sitting room. Flooded with natural light from skylights above and featuring bi-fold doors opening onto the garden, this versatile space provides an excellent second reception area. Whether used for family dining, entertaining guests or simply enjoying views of the garden, it is a room that truly comes into its own during the summer months and greatly enhances the overall living accommodation.

The kitchen is fitted in a timeless wooden style, offering practicality and warmth for everyday family life, while a useful ground floor cloakroom/WC completes the downstairs accommodation.



M&B



136 Stalham Road

Hoveton, Norwich

To the first floor are three well-proportioned bedrooms, including a principal bedroom benefitting from excellent built-in storage, alongside a contemporary shower room finished to a modern standard.

Outside, the property continues to impress. To the front, a substantial gravel driveway provides ample off-road parking for multiple vehicles. To the rear lies a particularly generous and well-enclosed garden, predominantly laid to lawn and offering an excellent space for children to play, pets to roam and families to enjoy outdoor living. The size of the plot also provides fantastic opportunities for entertaining, summer gatherings and simply making the most of the peaceful surroundings.

Agent's Note

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

Section 157 Covenant: This property is subject to a local occupancy restriction. Purchasers may be required to demonstrate that they have lived or worked in Norfolk for a qualifying period. Please seek confirmation from your solicitor before proceeding.



M&B

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



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