

## 4 Burnt Fen Way, Hoveton

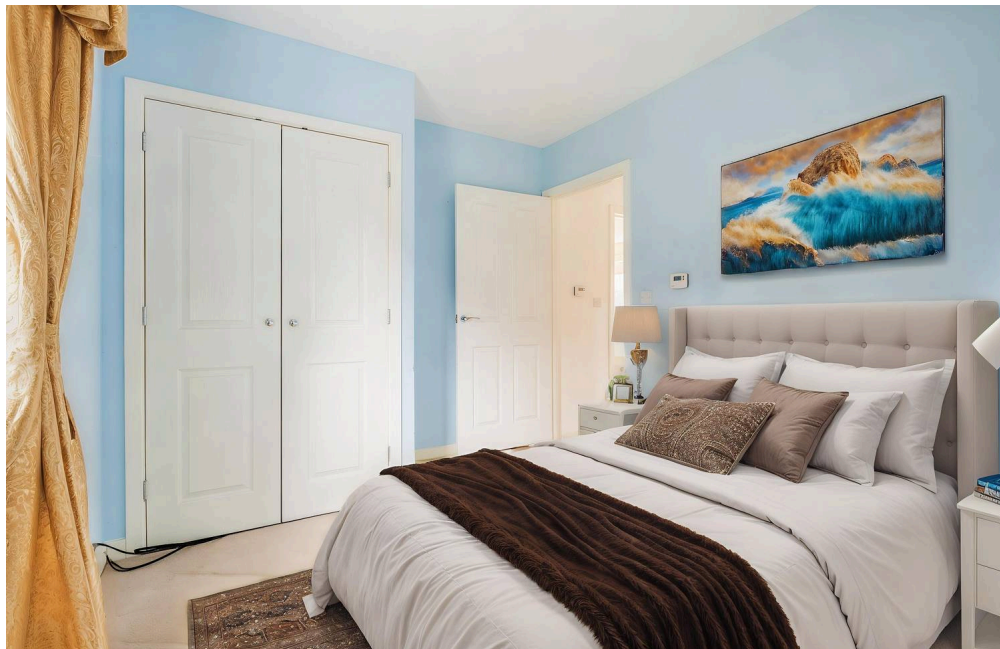
OIEO £325,000 Freehold

This beautifully presented 2-bedroom detached bungalow delivers modern, low-maintenance living in one of Hoveton's most desirable residential pockets. Designed with comfort and practicality in mind, it's an ideal choice for couples, small families, or anyone looking to downsize without compromising on style or location. With a smart layout set across a single floor, quality finishes throughout, and thoughtful additions like solar panels and included white goods, this home is ready to move into and enjoy.



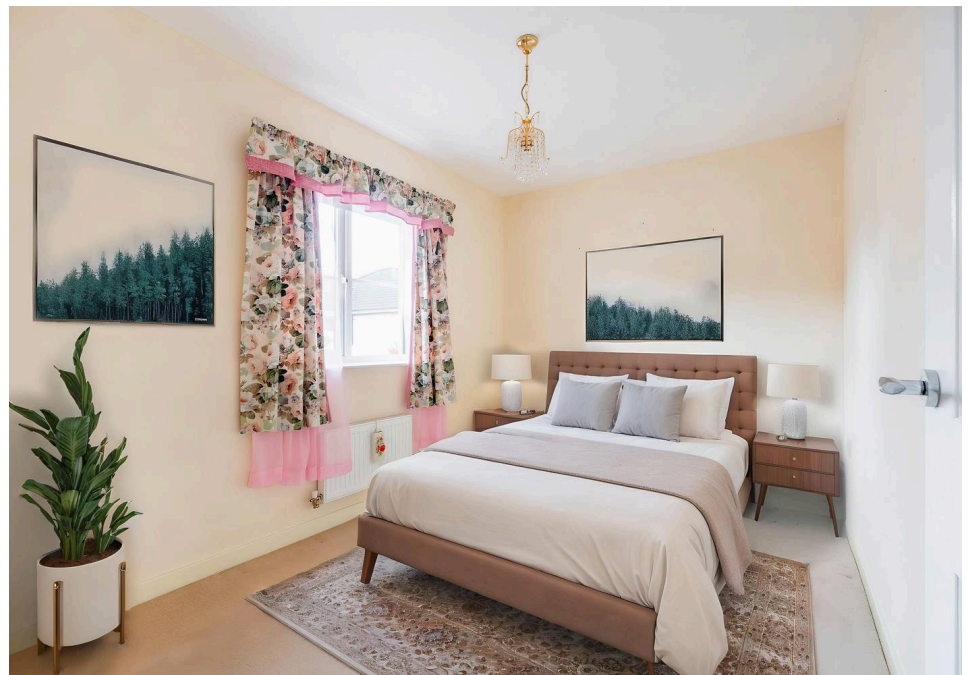
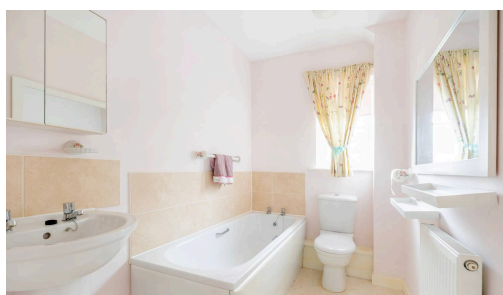
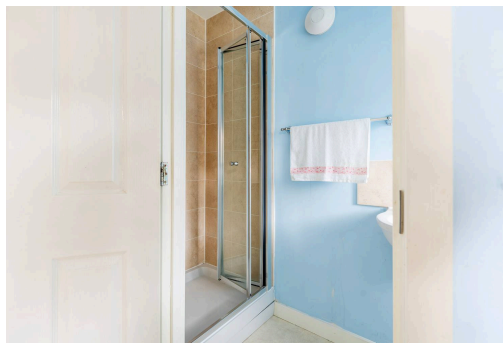
## Location

Positioned in the sought-after Norfolk Broads village of Hoveton, Burnt Fen Way enjoys a quiet residential setting with easy access to both natural beauty and everyday amenities. Just a short walk from the centre of Wroxham, often referred to as the capital of the Broads, you'll find a wide range of shops, cafés, and waterside attractions, including boat hire for exploring the surrounding rivers and lakes. Excellent transport links via Wroxham train station connect you to Norwich in under 20 minutes, while nearby schools and healthcare facilities add to the area's convenience. This well-connected village location offers the charm of countryside living with the benefit of modern infrastructure and vibrant local life.



## Burnt Fen Way

As you approach the property, a small well-kept garden sets the tone for what lies beyond. A detached garage with an electricity supply and a driveway provide off-road parking, with a gate leading to the rear garden. Step inside, and you are greeted by a spacious layout designed all on one floor for easy accessibility.





The heart of the home is the generously proportioned L-shaped lounge/diner, flooded with natural light from front-facing windows and French doors leading to the rear garden. The adjacent kitchen is well-appointed and features its own access to the garden. Two double bedrooms await down the hall, with the main bedroom boasting a built-in wardrobe and an ensuite bathroom. The family bathroom caters to the rest of the household.

The rear garden, enclosed for privacy, offers a spacious and well-maintained outdoor space for relaxation and entertainment. For added convenience, the sale includes white goods, quality curtains, blinds, and light fittings. Solar panels contribute to energy efficiency, providing cost-effective heating for water.

#### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: C

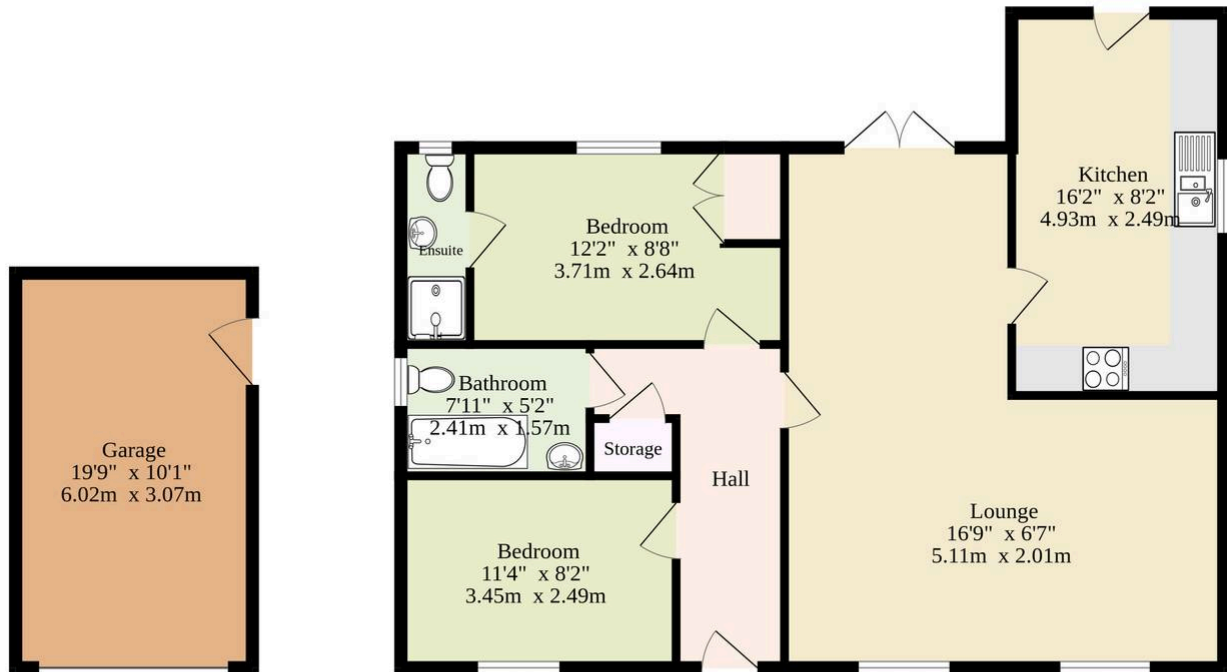
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



**Ground Floor**  
**792 sq.ft. (73.6 sq.m.) approx.**



Sqft Includes The Garage

TOTAL FLOOR AREA : 792 sq.ft. (73.6 sq.m.) approx.

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.  
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