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## 20 Waveney Drive, Hoveton, Norfolk, NR12 8DP

A spacious three-bedroom detached bungalow, perfect for families or anyone seeking comfortable single-storey living, set along the sought-after Waveney Drive in the popular Norfolk Broads village of Hoveton.

Ideally located within walking distance of the River Bure and the vibrant centre of Wroxham, the property enjoys easy access to a wide range of local amenities, including a supermarket, post office, banks, cafés, restaurants, a doctor's surgery, dentist, and well-regarded schools. This home offers the perfect blend of convenience, comfort, and peaceful village living.

Set on an elevated plot, this property is approached via a hardstanding driveway offering ample off-road parking and access to both a garage, a carport, and a versatile timber cabin, perfect as a storage space, home gym, or hobby room. The generous wrap-around gardens are predominantly laid to lawn and beautifully enhanced by a private courtyard, ideal for alfresco dining and outdoor entertaining.

Internally, the main hallway provides access to a cloakroom, a family shower room, and three well-proportioned bedrooms, two of which feature built-in storage. A fitted kitchen adjoins a practical utility porch, while a spacious lounge and dining room at the side of the property completes the accommodation, offering an ideal space for family living and entertaining.

Whether you're seeking relaxation on the Broads, a short journey to Norwich city centre, or days out along the sandy beaches of the Norfolk coast, this home is ideally situated for it all—each within a thirty-minute drive or accessible by local bus or train links.



Bungalow



Detached



Older



1 Bathroom  
1 Cloakroom



1 Reception



3 Bedrooms



Tax Band D

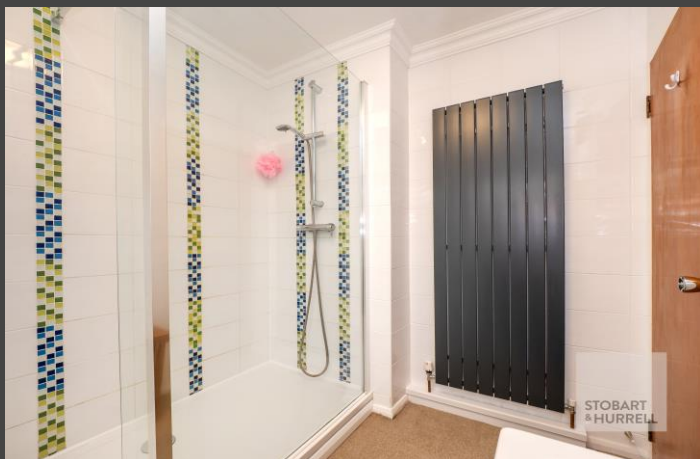


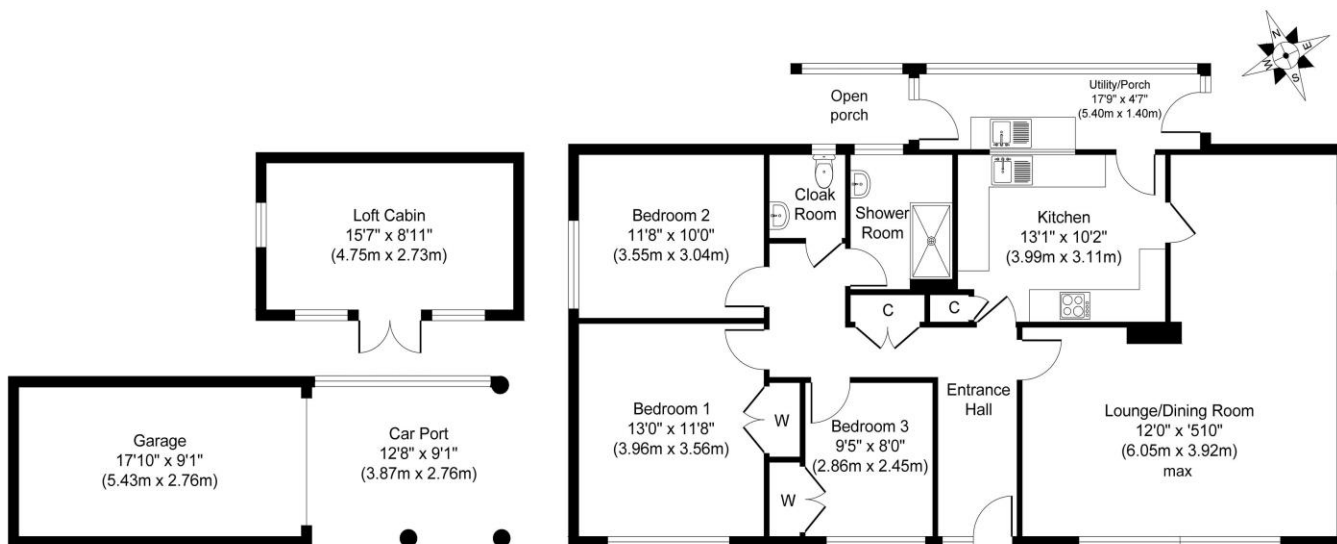
Off-Road  
Parking



Garage







Not shown in actual location

**Approximate Floor Area**  
**1240 sq. ft**  
**(115.25 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Stobart & Hurrell**

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