



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



3 Decoy Drive, Hoveton, Norfolk, NR12 8GF

Set on the edge of the highly desirable North Norfolk village of Hoveton, this modern semi-detached family home offers a rare combination of comfort, style, and convenience—ideal for both established families and those just starting out, with room to grow.

Beautifully presented throughout, the property enjoys a peaceful position with open green views to the front, away from the main thoroughfare. A paved pathway bordered by a neat lawn leads to the entrance, while to the side, off-road parking and a garage provide added practicality. To the rear, an enclosed garden—mainly laid to lawn with a paved terrace—offers a private and sociable space for relaxing or entertaining with family and friends.

Inside, the welcoming hallway gives access to a cloakroom and a comfortable family lounge that flows seamlessly into a modern kitchen. At the rear, a spacious dining room features double doors opening directly to the garden, enhancing the sense of light and connection to the outdoors. Upstairs, a well-appointed family bathroom and three bedrooms provide ample accommodation, with the main bedroom benefiting from its own en-suite for added privacy and comfort.

Hoveton boasts an excellent range of local amenities just minutes away, including the renowned Roys department store and supermarket, medical and dental surgeries, a post office, riverside pubs and restaurants, and Hoveton & Wroxham train station. Whether you're seeking a riverside stroll, a cultural day out in Norwich, or a trip to the sandy beaches of the North Norfolk coast, this location offers the perfect base for enjoying the best of both countryside and coast.



Semi - Detached



House



Modern



2 Bathrooms
1 Cloakroom



2 Receptions



3 Bedrooms



Tax Band C

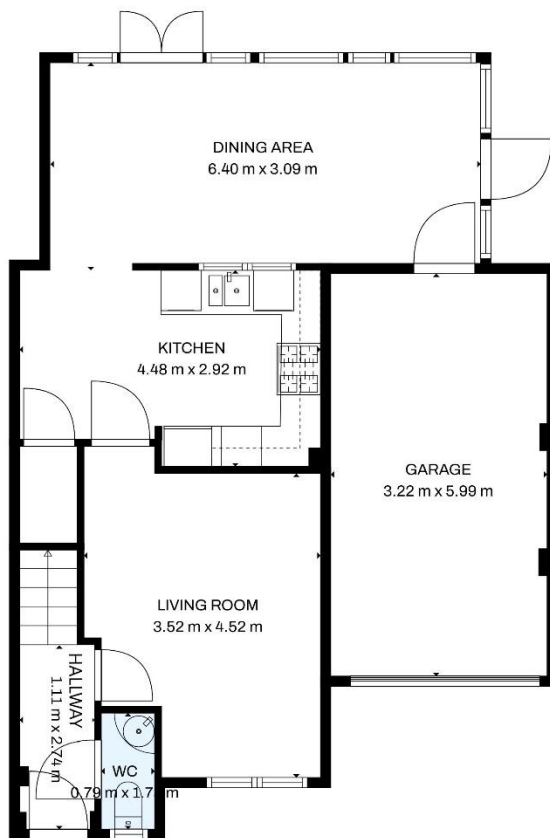


Off-Road
Parking

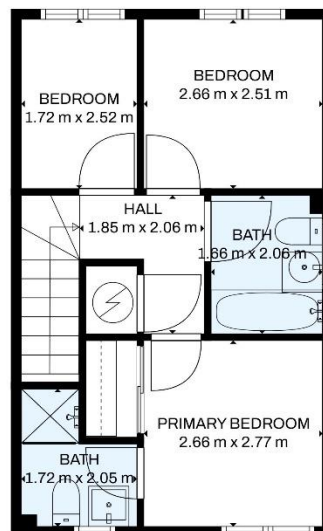


Garage





FLOOR 1



FLOOR 2

TOTAL: 89 m²
 FLOOR 1: 55 m², FLOOR 2: 34 m²
 EXCLUDED AREAS: GARAGE: 19 m², WALLS: 12 m²

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782

