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# 63a Two Saints Close, Hoveton, Norfolk, NR12 8QR

A newly built, ready-to-move-into detached chalet bungalow, tucked away in a quiet cul-de-sac on the fringe of Hoveton, one of the most sought-after villages in the Norfolk Broads. This desirable location is particularly cherished by those seeking relaxation within a welcoming community, while enjoying easy access to local amenities including a doctor's surgery, dentist, post office, schools, shops, and a range of riverside cafés and eateries.

Set well back from the road, on a corner plot, the property is approached via a shared shingle driveway providing ample off-road parking and access to a double garage, alongside a neatly kept front lawn. To the side and rear, a blank canvas awaits, ready for a new owner to design a garden retreat of their choosing.





- DETACHED
- NEWLY BUILT
- READY TO MOVE INTO

- SOUGHT AFTER VILLAGE LOCATION
- LESS THAN ONE MILE TO WROXHAM
- OFF-ROAD PARKING & DOUBLE GARAGE

- FOUR BEDROOMS, THREE WITH EN-SUITE
- SPACIOUS & VERSATILE ACCOMMODATION
- AROUND THIRTY MINUTES TO CITY OR COAST

Beautifully presented throughout, the home offers spacious and versatile accommodation. A broad hallway leads to a cloakroom and two ground-floor bedrooms, one with an en-suite and sliding doors opening onto the garden. To the rear, the heart of the home is a bright and modern open-plan kitchen, dining, and lounge area, bathed in natural light from twin sets of sliding doors that seamlessly connect indoor and outdoor living. Upstairs, two further bedrooms each benefit from en-suite facilities, with one also featuring built-in storage—perfect for guests, family, or a private home office.

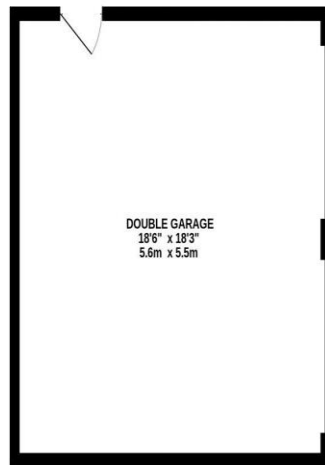
Ideally placed for those seeking both recreation and convenience, this property offers the best of Norfolk living: the tranquil waterways of the Broads are on your doorstep, while the sandy beaches of the North Norfolk coastline and the historic city of Norwich are all within a thirty-minute car journey, or easily reached by bus or train.



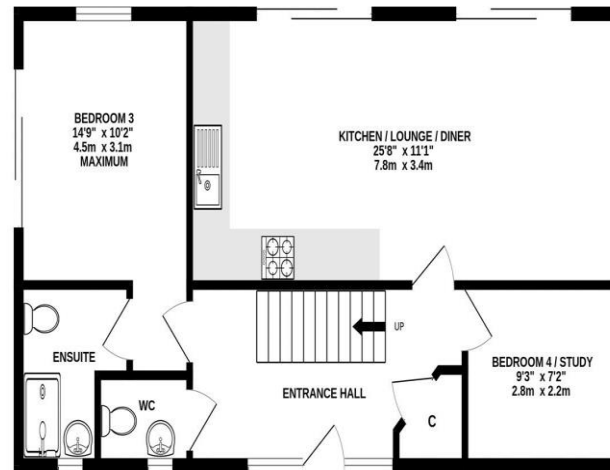


STOBART  
& HURRELL

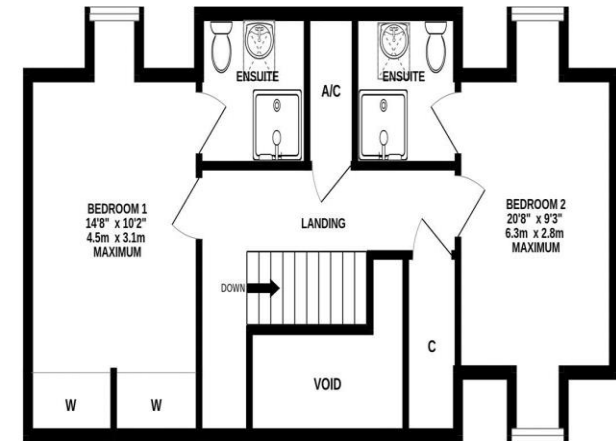
GARAGE  
337 sq.ft. (31.3 sq.m.) approx.



GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1549 sq.ft. (143.9 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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| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      | <b>96 A</b> | <b>98 A</b> |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |





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Stobart & Hurrell

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