



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Plot 18, Oak Tree Close, Hoveton, Norfolk NR12 8FJ

The Cedar at Ten Oaks is more than just a home—it's a lifestyle. This beautifully crafted three bedroom detached residence, part of Ten Oaks—an exclusive new development by Norfolk-based Oakfields Homes Ltd. Renowned for their eco-conscious ethos and high-quality modern designs, Oakfields Homes have created a private collection of thoughtfully designed homes that blend stylish living with environmental awareness.

Tucked away in a quiet cul-de-sac in the charming Broadland village of Hoveton, The Cedar offers an enviable lifestyle surrounded by natural beauty and excellent local amenities. Just a short walk away, you will find riverside cafés and restaurants, a train station, doctors' surgery, dentist, post office, Roy's department store and supermarket—along with easy connections to both Norwich city centre and the North Norfolk coastline.

Set back from the road, the property features a low-maintenance frontage, off-road parking, and an integrated garage. To the rear, the generous south facing, levelled garden offers the perfect retreat and is ready for landscaping—providing a perfect blank canvas to create your own outdoor oasis. Inside, the home is immaculately presented throughout. The open porch leads into a welcoming hallway, offering access to the garage, a convenient cloakroom, and a separate utility room. To the rear, a contemporary kitchen and dining area flows effortlessly into the adjoining lounge, where bi-fold doors open seamlessly onto the garden—perfect for modern indoor-outdoor living. Upstairs, the accommodation is completed by a stylish family bathroom and three well-proportioned bedrooms, including a generous principal suite with built-in storage and a sleek en-suite shower room.

Whether you're seeking tranquillity or adventure, The Cedar places you at the gateway to the Norfolk Broads National Park—perfect for boating, walking, and wildlife watching. The golden beaches of the Norfolk coast and the historic, cultural city of Norwich are also just a short drive away, offering the best of both countryside and city living.

Please note: Computer Generated Images (CGIs) and floorplans are for illustrative purposes only and may not represent the final appearance, materials, or layout of the property. Specifications are subject to change without notice. Images shown are of a show home and are for illustrative purposes only. The actual property may differ in layout, finishes, fixtures and fittings. The final appearance, layout, and specification of the property may vary.



Detached



House



New Build



2 Bathrooms



1 Reception



3 Bedrooms



Tax Band TBC

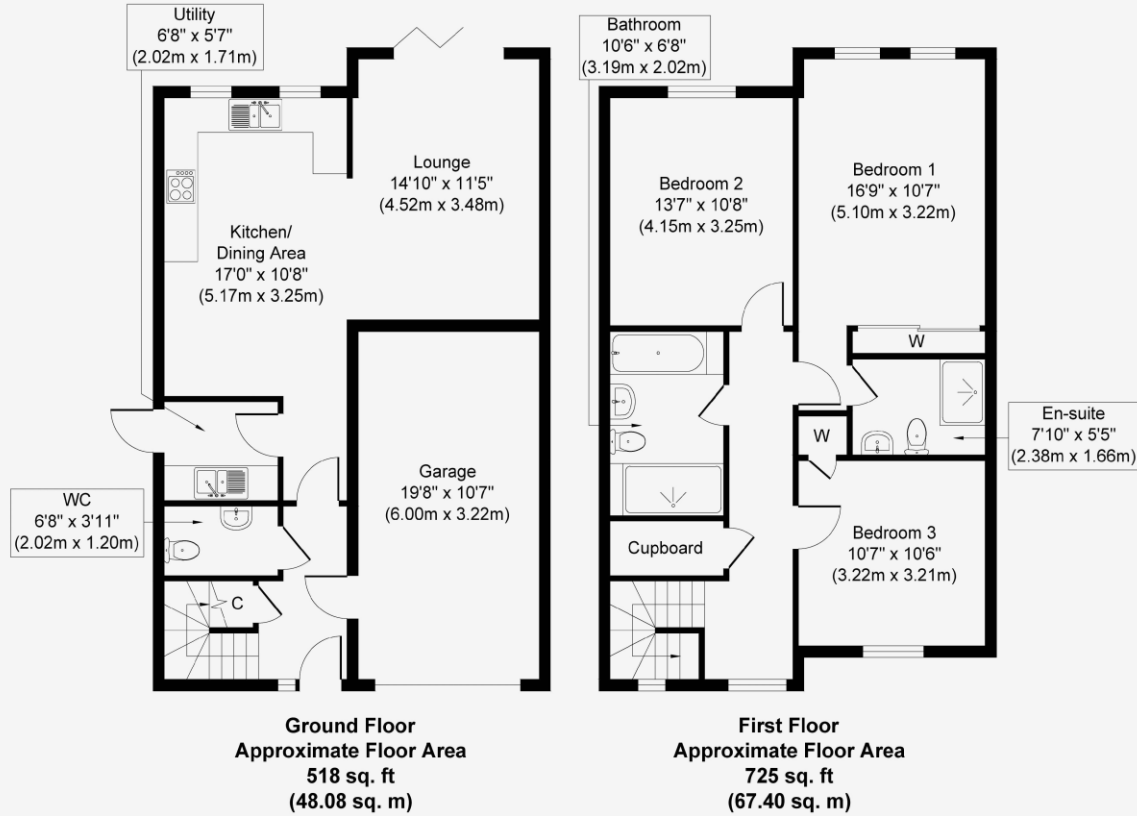


Off-Road
Parking



Garage





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.

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Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782





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