



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER

64 Stalham Road, Hoveton, Norfolk, NR12 8DU

- TWO BEDROOMS
- END TERRACE HOUSE
- SOUTH WEST FACING REAR GARDEN
- RENOWN NORFOLK BROADS LOCATION

- OFF-ROAD PARKING
- WELL-PRESENTED THROUGHOUT
- NEAR AMENITIES AND TRAIN STATION
- AROUND THIRTY MINUTES TO CITY OR COAST

An end-terrace home situated within one of the most desirable villages in the Norfolk Broads. Renowned for its strong sense of community and idyllic waterside setting, Hoveton offers an enviable lifestyle with an excellent range of amenities close at hand, including schools, a doctor's surgery, dentist, post office, independent shops, Roys department store and supermarkets, together with a variety of riverside cafés, restaurants, and traditional public houses.

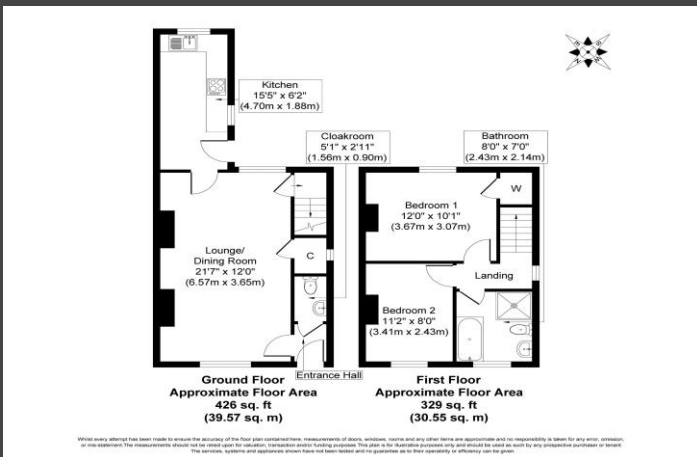
Set back from the road and partially screened by mature planting, the property is approached via a gravel driveway providing off-road parking. To the rear, a covered paved terrace creates an ideal space for outdoor dining and entertaining, leading onto a neatly maintained south-west-facing lawned garden bordered by established hedging, offering both privacy and a pleasant outlook. A timber garden shed provides useful external storage.

The accommodation is well presented throughout and offers comfortable, practical living space. An entrance hall leads to a cloakroom and a spacious lounge/dining room, which flows through to the adjoining kitchen. On the first floor, there are two well-proportioned bedrooms, one benefiting from built-in storage, together with a family bathroom.

Perfectly positioned for those seeking both convenience and recreation, the property enjoys easy access to the Norfolk Broads renowned waterways, offering opportunities for boating, walking, cycling, and wildlife watching. The sandy beaches of the North Norfolk coast and the historic city of Norwich can both be reached within approximately thirty minutes, while regular bus and rail services provide excellent connectivity. Combining village charm, everyday convenience, and an outstanding location, this delightful home presents an excellent opportunity to enjoy the very best of Norfolk living.

Agents Note: The property is subject to a local buyers' restriction, as per Section 157 of the Housing Act 1985.

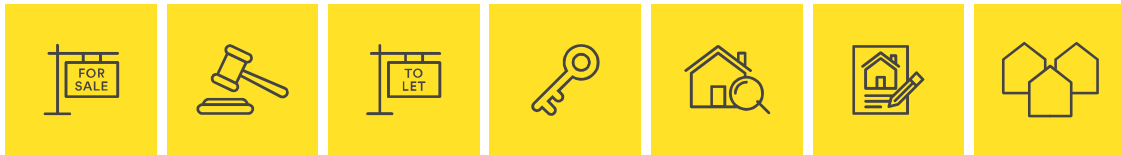




Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.



Sales

Property Auctions

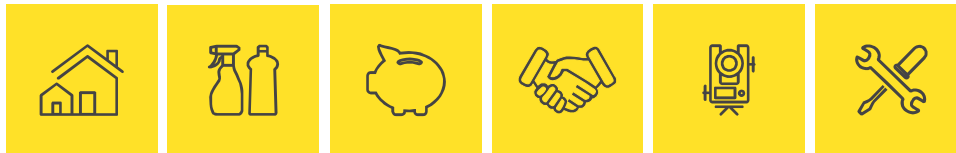
Lettings

Property Management

Sale/ Rental Valuation

Estate Administration (Probate)

Land & New Homes



Second Home Service

Property Cleaning Service

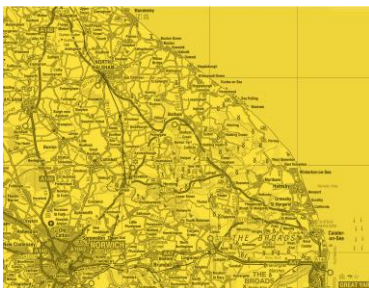
Mortgages

Solicitors

Surveyors

Service Providers

Come in and meet us, visit us on line or call and speak to one of the team to learn more.



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