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COAST & COUNTRY LIVING

Finer Details



Individual detached family home

Four generous bedrooms with built-in storage

Two bathrooms: family bathroom and separate shower room

Generous plot extending to approximately 0.25 acres

Desirable Hoveton setting close to the Norfolk Broads

Impressive dual-aspect living room with gas-fired log burner

Separate dining room and light-filled garden room

Private rear garden with generous entertaining terrace

Ample driveway parking and integral garage

Additional carport/boat store, perfectly suited to life on the Broads

There is something rather special about life in this corner of Norfolk. Open skies, peaceful waterways and beautiful countryside create a wonderfully relaxed pace of life, while the thriving villages of Hoveton and Wroxham place everyday amenities within easy reach.

Set on approximately a quarter-acre, High Gables captures that lifestyle beautifully.

Individual in character and generous in proportion, this four-bedroom detached home offers the space to bring family and friends together, gardens made for long summer days and a location that places the Norfolk Broads tantalisingly close.

From leisurely mornings beside the water to afternoons spent sailing, walking or exploring the surrounding countryside, this is a home from which to enjoy Norfolk at its best.

The approach immediately creates a sense of space. A generous shingle driveway provides ample parking and leads to the integral garage, while the additional lean-to carport and boat store offers valuable versatility and an especially appealing feature for anyone looking to embrace the boating lifestyle for which the area is so renowned.

Inside, the entrance hall introduces an unexpected touch of individuality. A beautiful stained-glass sailing design provides a charming connection to the home's Norfolk Broads setting and sets the tone for the accommodation beyond.





At the heart of High Gables is the impressive dual-aspect living room. Generously proportioned yet wonderfully inviting, it is a room designed for both quiet evenings and relaxed entertaining. A gas-fired log burner creates a warm focal point during the cooler months, while doors opening onto the garden allow life to flow effortlessly outside when summer arrives.



The separate dining room provides an elegant setting for dinner with friends, Sunday lunches and family celebrations, while the well-equipped kitchen offers a practical and sociable heart to the home, complete with a range of built-in appliances and an adjoining utility area.

Beyond, the light-filled garden room provides a delightful place to slow down and enjoy the changing seasons, morning coffee overlooking the garden, a quiet afternoon with a book or drinks as the evening draws in.

A cloakroom completes the ground floor.









Upstairs, four well-proportioned bedrooms provide comfortable and flexible accommodation for family and guests, with each bedroom benefiting from built-in storage.

The arrangement lends itself equally well to growing families, visiting friends or the creation of a dedicated home office or dressing room.

A family bathroom and separate shower room provide the convenience of two bathing facilities, adding further practicality to this beautifully balanced home.





Private and established, the rear garden creates a wonderfully tranquil backdrop to the house. A generous patio provides an inviting setting for alfresco lunches, summer barbecues and evenings spent entertaining beneath the open Norfolk sky.

Beyond the terrace, an expanse of lawn is framed by mature shrubs, established planting and well-stocked borders, bringing colour, texture and interest throughout the seasons.

Enclosed by fencing and hedging, there is a pleasing sense of privacy and seclusion, while the generous proportions provide plenty of space for children to play and adults to entertain, garden or simply unwind. It is easy to imagine the doors standing open on a summer afternoon, with guests moving effortlessly between house, terrace and garden.



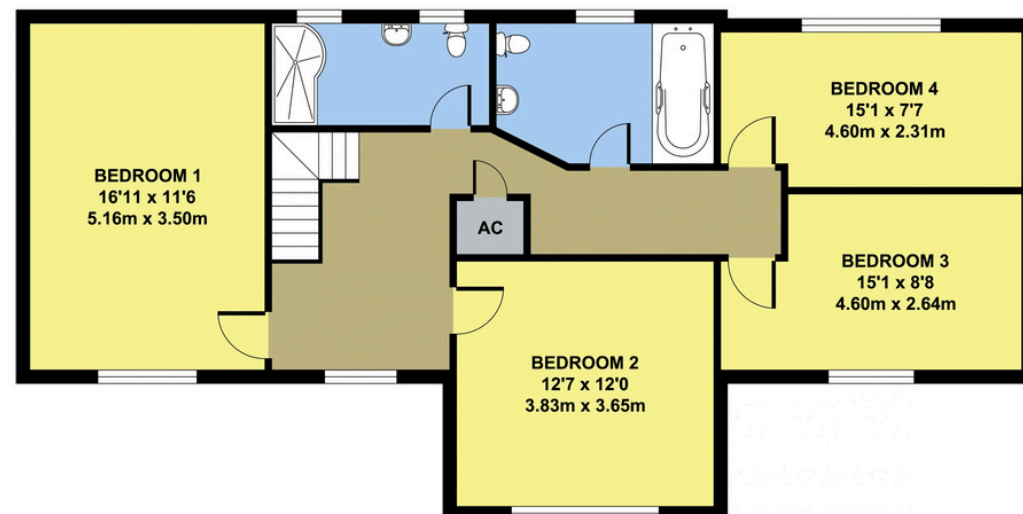








GROUND FLOOR



FIRST FLOOR

Total approx area:
210 sq. m
2260 sq. ft.