WE BRING PEOPLE AND PROPERTY TOGETHER

Sunnyfields, Meadow Drive, Hoveton, Norfolk, NR12 8UN

Sunnyfields is a spacious and beautifully presented detached family home, thoughtfully renovated and modernised by the current owners to create a versatile and highly appealing family residence.

Ideally positioned along a popular no-through road, the property is situated towards the heart of the picturesque riverside village of Hoveton, just half a mile away. The village offers an excellent range of shops, cafés and everyday amenities, together with convenient transport links and a railway station providing services to the historic city of Norwich.

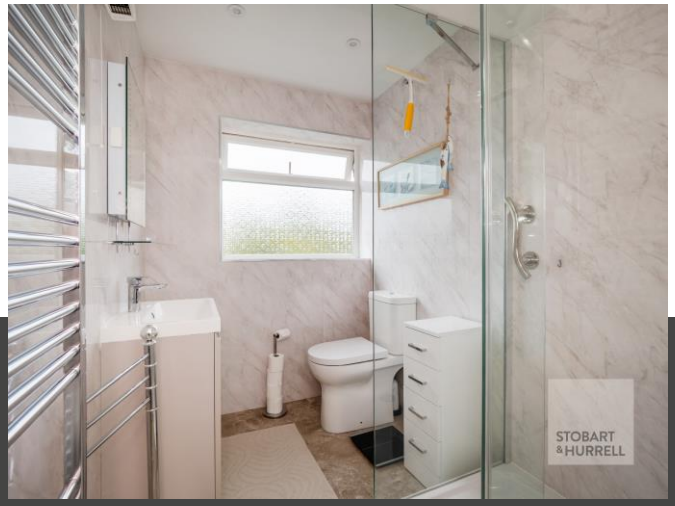
Set within a generous plot approaching one quarter of an acre, Sunnyfields is approached via a brick-weave driveway providing ample off-road parking and access to a covered double garage, which benefits from a separate utility area. To the rear, a paved terrace leads onto a neatly tended, enclosed and tiered lawn garden, beautifully bordered by mature shrubs, a pond and established planting. The property also benefits from fitted solar panels to the front.

STOBART
& HURRELL

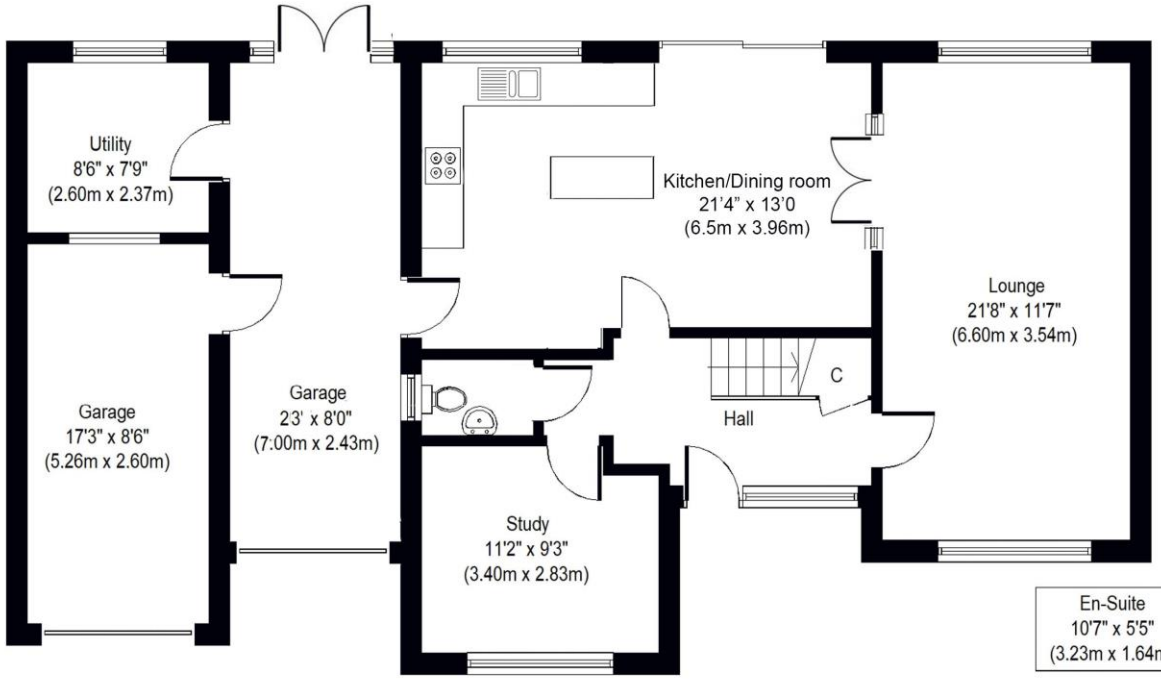
- NO-THROUGH ROAD
- GENEROUS FAMILY HOME
- RENOVATED & MODERNISED
- CAPITAL OF NORFOLK BROADS
- AMPLE OFF-ROAD PARKING & GARAGES
- FOUR BEDROOMS, MAIN WITH EN-SUITE
- TRAIN STATION TO HISTORIC CITY OR COASTLINE
- CENTRAL VILLAGE LOCATION & NEAR AMENITIES
- PLOT EXTENDING TO AROUND ONE QUARTER OF AN ACRE

Internally, the property is presented to a high standard and offers well-proportioned and versatile accommodation. The welcoming entrance hall leads to a useful cloakroom, study and comfortable family lounge featuring an attractive fireplace. To the rear of the property is the impressive heart of the home, a bright and airy modern kitchen/dining room, designed as a sociable space for everyday family life and entertaining. Sliding doors open directly onto the rear garden, whilst double doors provide a connection to the lounge, creating a wonderful sense of flow between the principal living spaces. To the first floor are four bedrooms and a family bathroom. Three of the bedrooms benefit from built-in storage, whilst the principal bedroom enjoys the added luxury of an en-suite shower room.

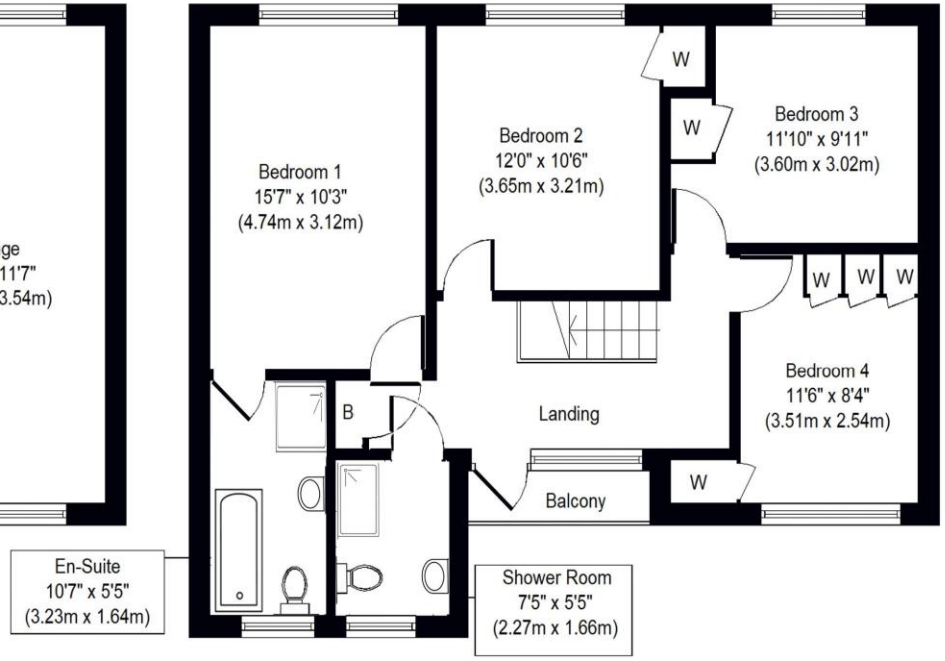
With its peaceful setting, generous plot and proximity to the River Bure and Norfolk Broads, Sunnyfields offers an appealing balance of tranquil waterside living and everyday convenience. The beautiful sandy beaches of the North Norfolk coastline are also within approximately a 30-minute drive, making this an excellent base from which to enjoy both the waterways and coast, whilst remaining conveniently placed for Norwich and beyond.



STOBART
& HURRELL



Ground Floor
Approximate Floor Area
752 Sq. ft.
(69.9 Sq. m.)

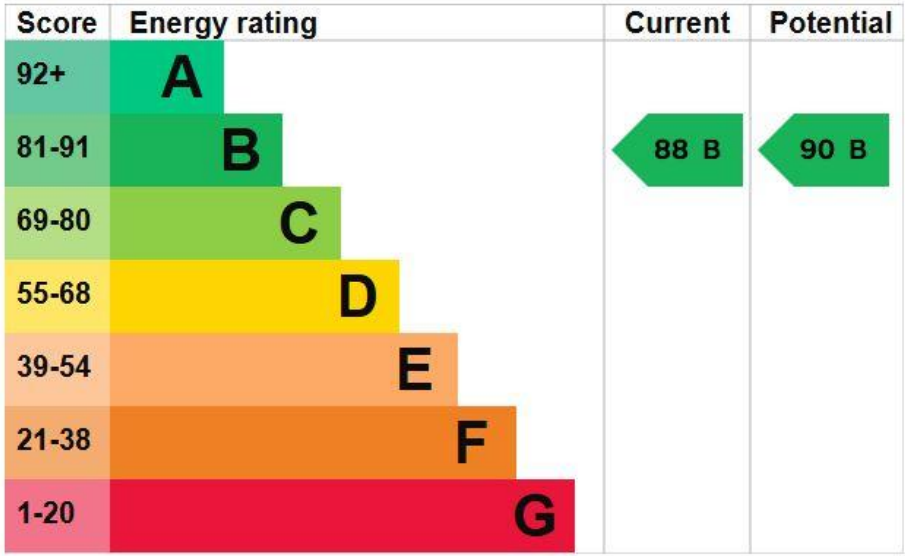


First Floor
Approximate Floor Area
752 Sq. ft.
(69.9 Sq. m.)

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.
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.

STOBART
& HURRELL

STOBART
& HURRELL


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

Waterside Retreat
St Johns W
A1062
Private Dr
Brimbelow Rd
Meadow Dr
Caracol

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

BEST ESTATE AGENT GUIDE AWARDS 2024 EXCELLENT SALES PRINCIPAL PARTNER OnTheMarket

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

Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782