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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



## 4 St. Johns Way, Hoveton, Norfolk, NR12 8QB

A beautifully presented semi-detached family home, tucked away within a peaceful cul-de-sac on the edge of Hoveton and forming part of the exclusive Churchfield development, a small collection of approximately twenty-five similarly styled homes. Situated in one of the most sought-after villages within the Norfolk Broads, renowned for its welcoming community and picturesque waterside setting. Hoveton offers an excellent range of amenities, including schools, a doctor's surgery, dentist, post office, shops, supermarkets, and a variety of riverside cafés, restaurants, and public houses, all within easy reach.

Set back from the road, the property is approached via a brick-weave driveway providing off-road parking and access to a garage. An attractive, low-maintenance front garden enhances the property's kerb appeal, while to the rear, a neatly maintained lawned garden is bordered by established flower beds, creating a pleasant and private outdoor space to relax or entertain.

The accommodation is beautifully presented throughout and offers comfortable, modern living. A welcoming entrance hall provides access to a cloakroom, a contemporary kitchen and dining room, and a spacious family lounge with double doors opening directly onto the rear garden, allowing natural light to flood the space. Upstairs, there are two generous bedrooms, with the principal bedroom benefiting from built-in storage and en-suite facilities, alongside a well-appointed family bathroom.

Ideally positioned for those seeking both convenience and recreation, the property offers the very best of Norfolk living. The stunning waterways of the Broads are moments away, providing opportunities for boating, walking, and wildlife watching, while the sandy beaches of the North Norfolk coast and the historic city of Norwich can both be reached within approximately thirty minutes by car, bus, or train. Combining village charm with excellent connectivity, this is a wonderful opportunity to enjoy a relaxed lifestyle in one of Norfolk's most sought-after locations.



Semi Detached



House



Modern



2 Bathrooms



1 Reception



2 Bedrooms



Tax Band B

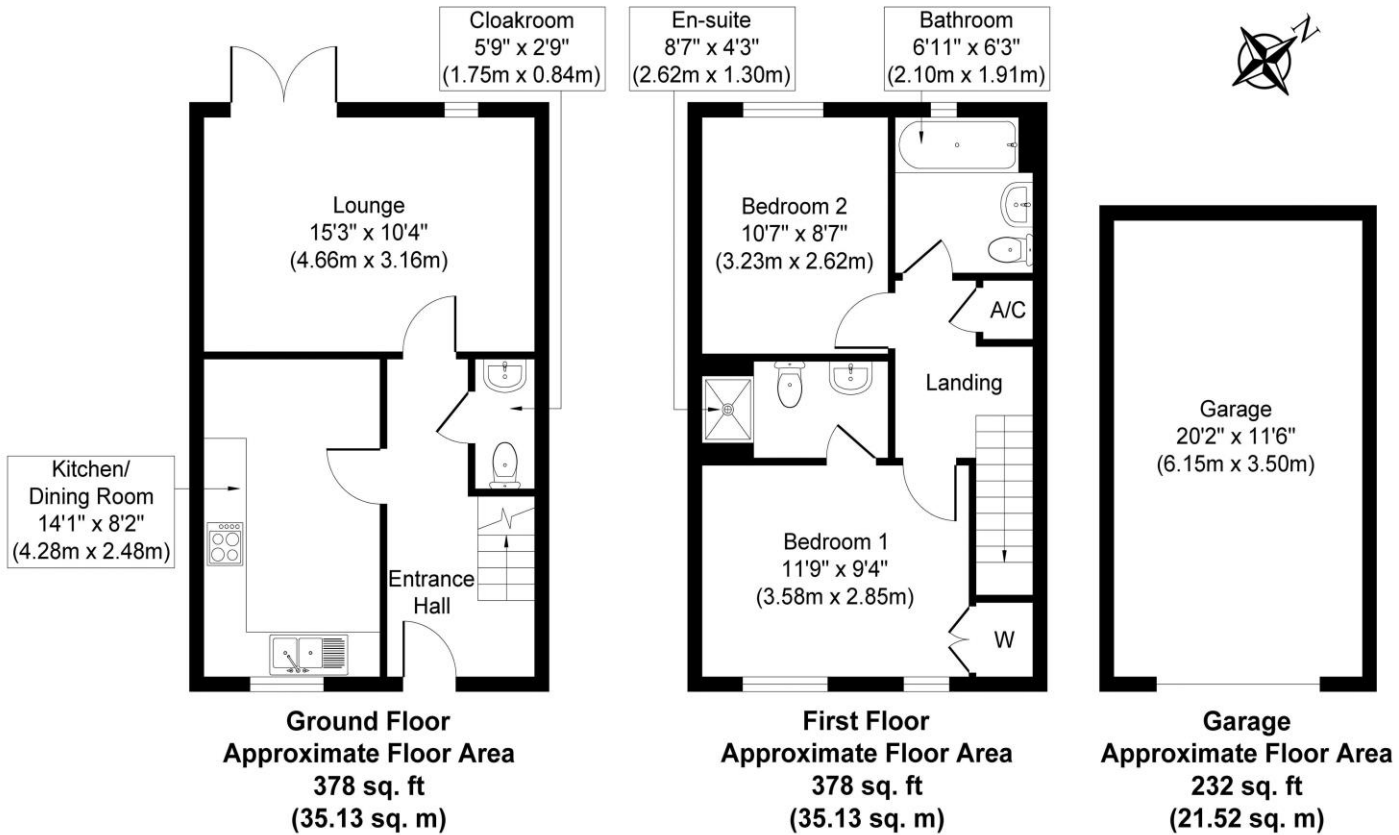


Off-Road  
Parking



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.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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