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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



113 Stalham Road, Hoveton, Norfolk, NR12 8EF

A well-presented three-bedroom semi-detached home, ideally positioned on the edge of the sought-after Norfolk Broads village of Hoveton. The property is conveniently located for access to local schools and a wide range of everyday amenities, including Roys department store and supermarket, doctors' surgery, dentist, post office, and a selection of popular riverside cafés and restaurants.

Set back from the road, the home is approached via a shingle driveway providing off-road parking. A gated side entrance leads to the rear garden, where a paved terrace opens onto a generous lawn. The outdoor space also features timber storage sheds and a separate decking area overlooking open fields beyond, creating an ideal setting for relaxing or entertaining with family and friends.

Internally, the property is well presented throughout. The accommodation opens into a spacious lounge/dining room with a feature fireplace, flowing through to a bright kitchen with double doors that overlook and open onto the rear garden. A small inner lobby off the lounge provides access to the ground floor bathroom. Upstairs, there are three bedrooms along with a convenient cloakroom.

Perfectly placed for both recreation and relaxation, the property offers easy access to the waterways of the Norfolk Broads, the historic city of Norwich, and the sandy beaches of the North Norfolk coastline, all within approximately a thirty-minute drive, or accessible via local bus and rail links.

Agents Note: We understand the property is subject to a Section 157 covenant. All interested parties should confirm their eligibility to purchase.



Semi-Detached



House



Older



1 Bathroom
1 Cloakroom



1 Reception



3 Bedrooms



Tax Band B

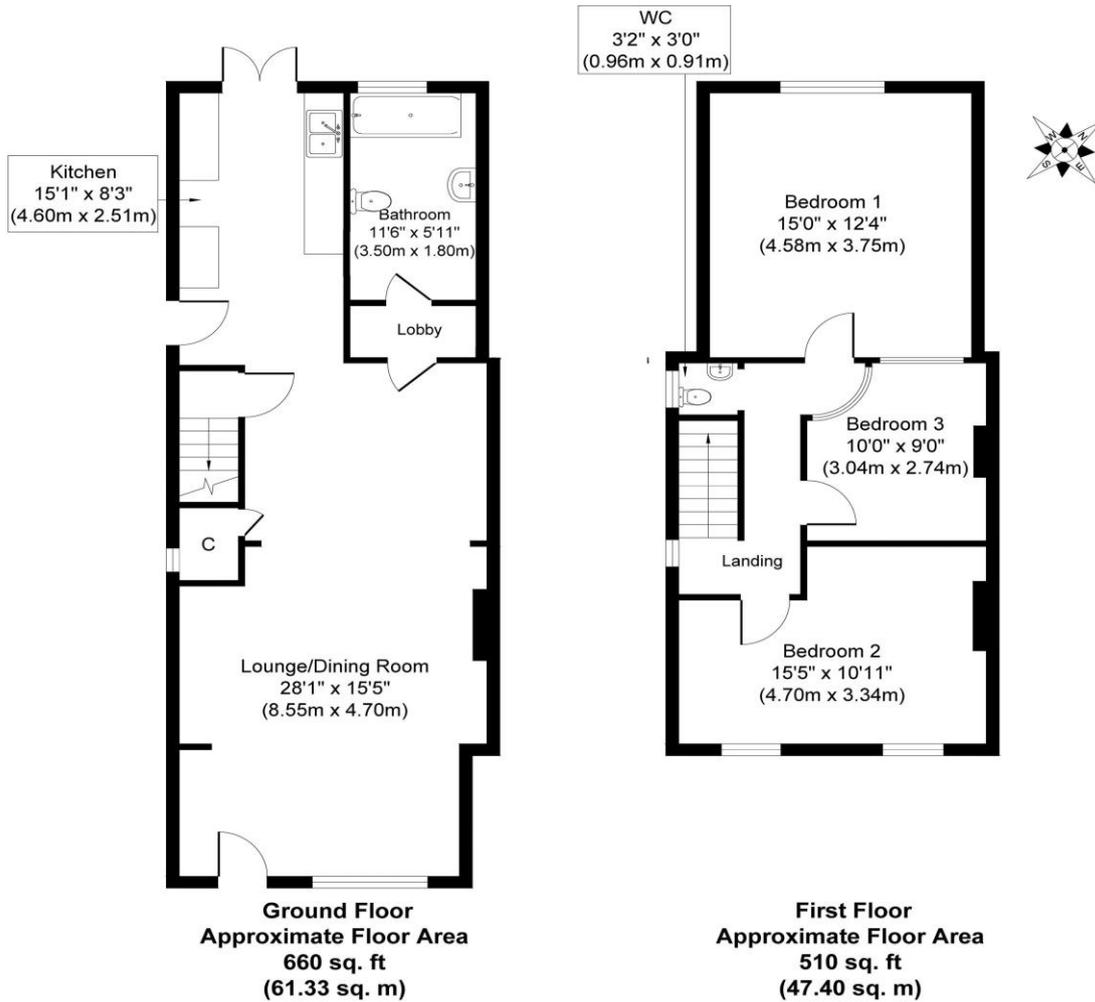


Off-Road
Parking



No
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		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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