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## 57 Burnt Fen Way, Hoveton, Norfolk, NR12 8GJ

A beautifully presented modern family home, ideally positioned on the edge of the highly sought-after Norfolk Broads village of Hoveton. The property enjoys a convenient setting within easy reach of well-regarded local schools and an excellent range of everyday amenities, including the renowned Roys of Wroxham department store and supermarket, as well as a doctors' surgery, dentist, post office, and a variety of popular riverside cafés and restaurants.

Set back from the road, the home benefits from a low-maintenance shingle frontage and is approached via a side access leading to a designated off-road parking space. A gated entrance opens into the enclosed rear garden, where a generous sun terrace provides the perfect space for outdoor dining and entertaining, extending onto a neatly maintained lawn bordered by established shrubs. Two timber sheds offer practical storage solutions.

Internally, the property is finished to a high standard throughout. A welcoming entrance hall leads to a convenient cloakroom and a comfortable family lounge, which flows through to a spacious kitchen/dining room. Here, double doors open out onto the rear garden, creating a bright and sociable living space. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom.

Perfectly suited for both relaxation and recreation, the property offers easy access to the scenic waterways of the Norfolk Broads, the historic city of Norwich, and the unspoilt sandy beaches of the North Norfolk coastline, all within approximately a 30-minute drive or accessible via convenient local bus and rail links.



Semi Detached



House



Modern



1 Bathroom  
1 Cloakroom



1 Reception



3 Bedrooms



Tax Band B



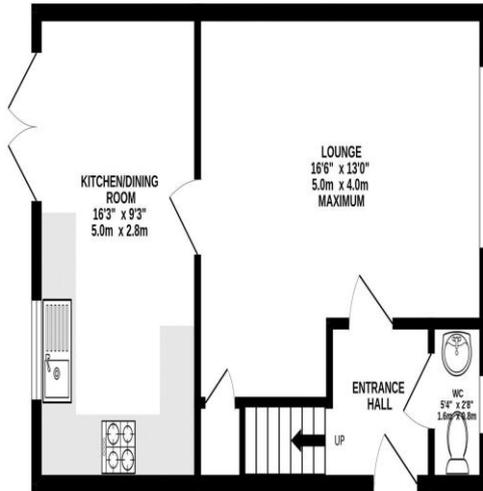
Off-Road  
Parking



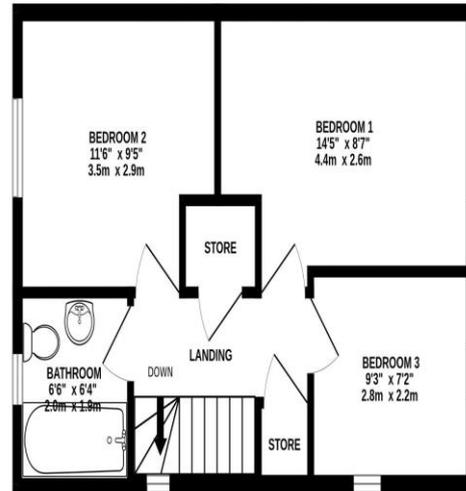
No  
Garage



GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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