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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



## 4 Palmers Lane, Hoveton St John, Norfolk, NR12 8JJ

A four-bedroom semi-detached property enjoying a peaceful rural position to the north of Hoveton Little Broad and the waterways of the River Bure. Surrounded by open countryside and abundant wildlife, the property offers an excellent opportunity to embrace the tranquillity of the Norfolk landscape whilst remaining within easy reach of everyday amenities.

Situated between the renowned riverside villages of Hoveton and Horning, the property is ideally placed for enjoying the very best of Broadland living. Hoveton provides a good range of amenities, including a store and post office, schooling for all ages, cafés and restaurants, whilst Horning is renowned for its picturesque riverside setting and vibrant community. Nearby Lower Street is particularly appealing, with its charming riverside eateries and independent delicatessens adding to the area's distinctive character.

Approached via a gravel frontage, the property provides off-road parking and access to the garage, with attractive field views enjoyed to both the front and rear. The rear garden features a paved terrace, ideal for alfresco dining, extending onto a neatly maintained lawn bordered by high hedging for privacy. A timber summer house provides a useful additional space and further complements the garden.

The property is beautifully presented throughout. An entrance hallway leads into a generous lounge with feature fireplace, continuing through to a side hall with access to a useful study and a spacious, light-filled kitchen/dining room. Double doors open directly onto the rear garden, creating a natural connection between the indoor and outdoor living spaces. To the first floor are four bedrooms, two benefiting from built-in storage, together with a family bathroom.

Beyond its tranquil setting, the property is perfectly positioned for enjoying the waterways and attractions of the Norfolk Broads. Horning and nearby Wroxham are both within easy reach, offering boating facilities, sailing clubs, riverside cafés, restaurants and a wealth of opportunities to explore the surrounding countryside and waterways. The historic city of Norwich and the sandy beaches of the Norfolk coast are also readily accessible, providing an appealing balance of rural tranquillity, waterside recreation and everyday convenience.



Semi Detached



House



Older



1 Bathroom



2 Receptions



4 Bedrooms



Tax Band B

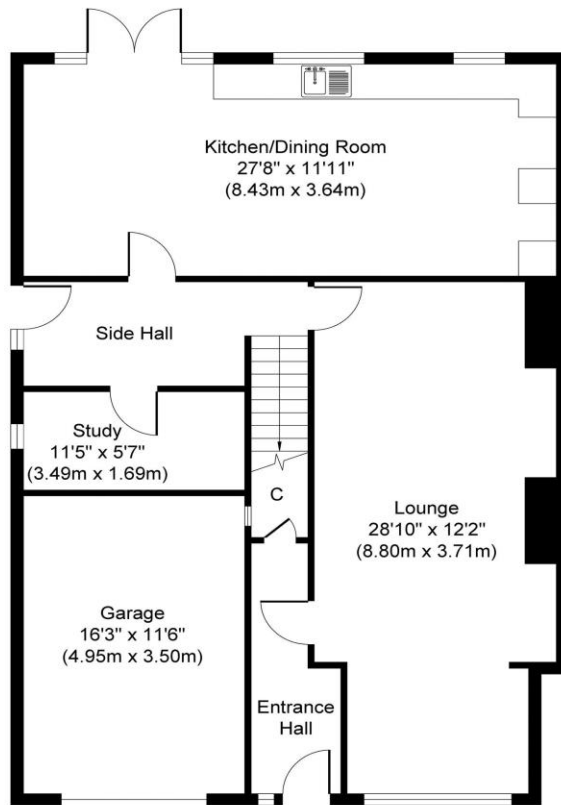


Off-Road  
Parking

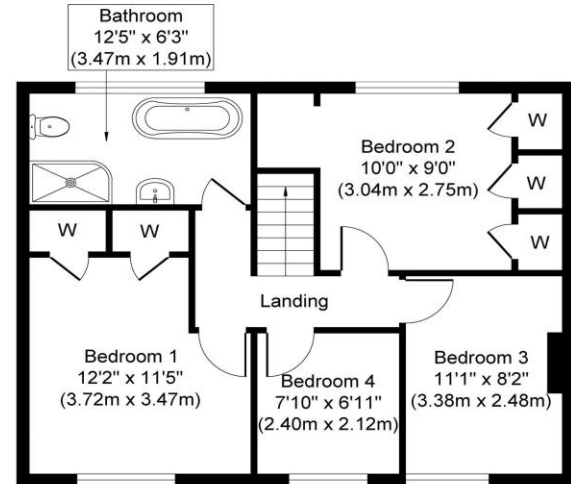
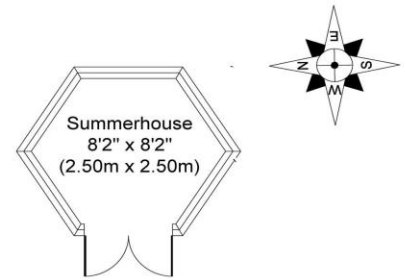


Garage





**Ground Floor**  
Approximate Floor Area  
925 sq. ft  
(85.92 sq. m)



**First Floor**  
Approximate Floor Area  
593 sq. ft  
(55.13 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. 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             |         | 69 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 40 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Stobart & Hurrell**

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