



17 Scotgate Close, Great Hockham

Thetford



£285,000
Minors & Brady

17 Scotgate Close

Great Hockham, Thetford

Set within a quiet residential area surrounded by open countryside and scenic walking routes, this detached three-bedroom bungalow offers well-proportioned single-level living in a welcoming village setting. A standout feature is the impressive 32ft conservatory, filled with natural light and accessed from both the lounge and kitchen, with French doors opening to the rear garden. The kitchen provides a generous space for dining, while the lounge is bright and comfortable with sliding doors. Three bedrooms lead off the central hallway, along with a neatly finished family shower room. Outside, the enclosed rear garden features mature planting, a greenhouse, patio and lawn, while the front garden is equally established. A driveway, carport and garage with internal access complete the offering, making this a practical and well-rounded home in a truly desirable setting.

Location

Located in the peaceful village of Great Hockham, Scotgate Close offers a quiet residential setting surrounded by natural beauty and countryside walks, including direct access to Thetford Forest trails. The village enjoys a strong sense of community with a local pub, primary school, and easy access to nearby Watton and Attleborough for wider shopping and amenities. Excellent road links via the A11 provide straightforward travel to Thetford, Norwich, and beyond, making this an ideal base for both rural living and commuting. The nearby market town of Thetford offers additional leisure and retail options, including supermarkets, cafés, and a train station with direct services to Cambridge and Norwich. Local footpaths and bridleways offer plenty of opportunities for outdoor recreation and dog walking.



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Step inside through the main entrance hall and you're immediately drawn into the bright and welcoming lounge. This inviting space is carpeted for comfort and filled with natural light, with sliding doors that open directly into the standout feature of the home, a spectacular 33ft conservatory. Spanning the full width of the rear, the conservatory is filled with light throughout the day thanks to its extensive glazing, tiled flooring underfoot, and French doors leading out to the garden. With views over the outdoor space, it offers an exceptional extension of the main living area, ideal for relaxing, dining, or entertaining. A further internal door leads conveniently from the conservatory into the kitchen.

The kitchen itself is generously sized and well-appointed, featuring a range of fitted units and ample worktop space, complemented by a tiled splashback and practical tiled flooring. The kitchen offers ample space for dining and everyday living, with a practical layout that allows for both cooking and socialising. Plumbing is already in place for appliances, and the room easily accommodates additional units or storage if needed.

Back through the hallway, you'll find three well-proportioned bedrooms, two of which are comfortable doubles, all finished with carpeted flooring. Completing the internal layout is a neatly presented family shower room, featuring a fully tiled finish, a modern glass shower cubicle, and contemporary fittings.



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Outside, the rear garden is generous and private, enclosed and thoughtfully planted with mature shrubs and greenery. There's a patio seating area, a central lawn, and a greenhouse for keen gardeners. The front garden is also established with planting. To the side, a driveway, carport, and garage provide ample off-road parking. The garage also includes a convenient door into the conservatory, adding further flexibility to the layout.

Agents notes

We understand that the property will be sold freehold, connected to main services, water, electricity and drainage.

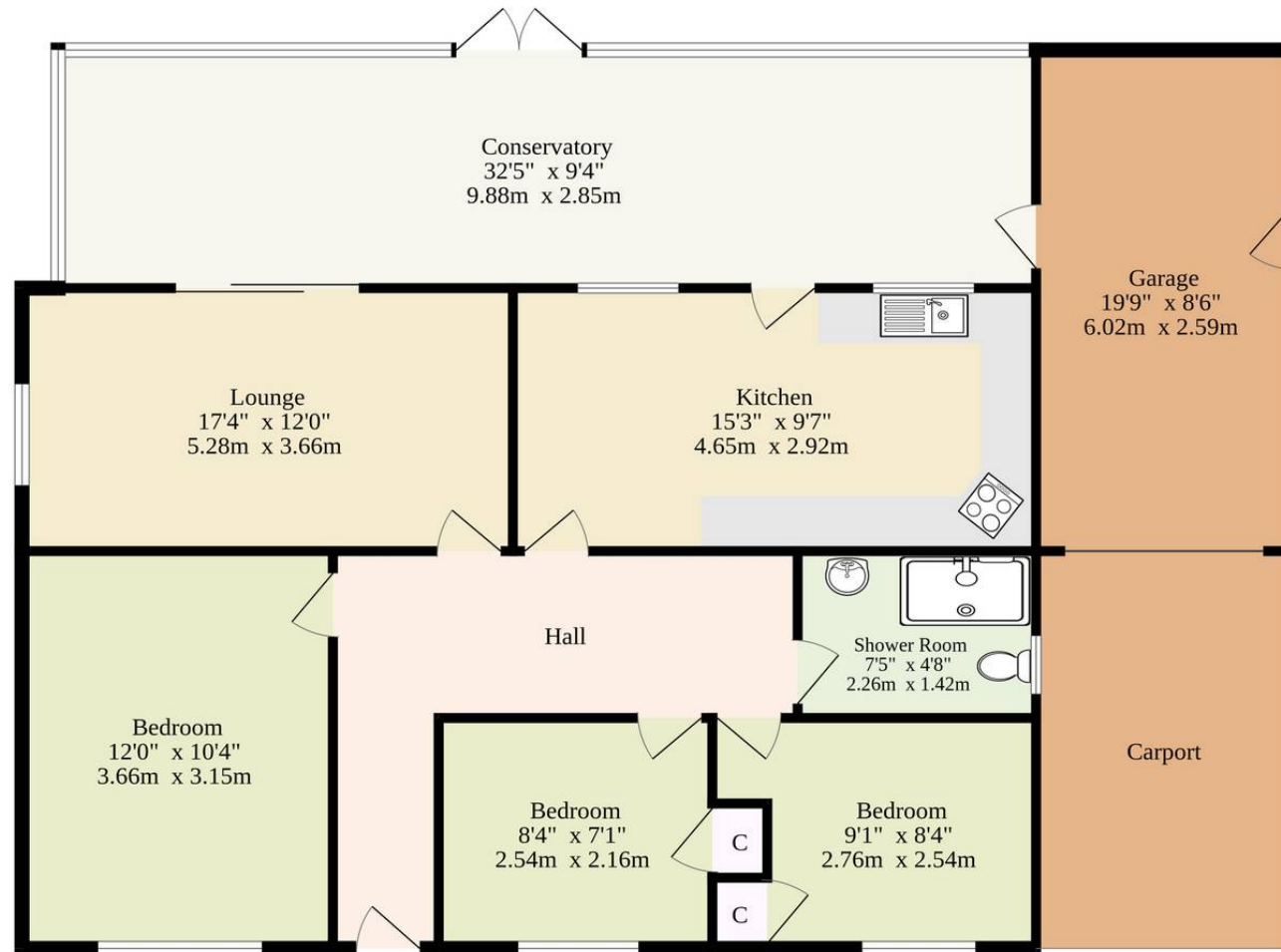
Heating system- Gas Central Heating

Council Tax Band- C



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Ground Floor
1233 sq.ft. (114.5 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1233 sq.ft. (114.5 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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