



Hockering Lane, Bawburgh - NR9 3LR

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HYBRID ESTATE AGENTS



8 Hockering Lane

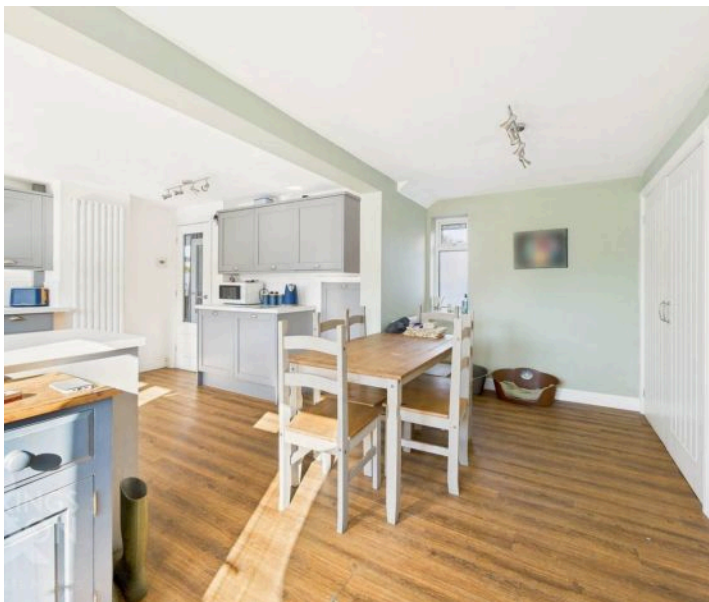
Bawburgh, Norwich

Sit towards the end of this QUIET CUL-DE-SAC with a large DRIVEWAY offering parking for multiple vehicles, this SOUTH FACING SEMI-DETACHED HOUSE emerges, enjoying a 0.13 ACRE PLOT (stms). Internally a VERSATILE LIVING SPACE includes a DUAL ASPECT sitting room and 18' OPEN PLAN kitchen/dining room (fitted approximately 5 years ago) with wall to wall storage and ground floor WC. The first floor landing grants access to THREE BEDROOMS and a FAMILY BATHROOM suite with FIELD VIEWS being accessible from multiple windows. The rear garden is generous in size, offering a welcoming sociable space perfect for busy families with POTENTIAL TO EXTEND or add an external office space if desired (stp).

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Semi-Detached House
- Set Upon A Generous Plot Over 0.13 Acres (stms)
- Quiet Cul-De-Sac Setting With Field Views
- Ample Potential To Extend (stp)
- 15' Dual Aspect Sitting Room
- 18' Open Plan Kitchen/Dining Room With WC
- Three Double Bedrooms & En Suite Potential
- Large Driveway For Off Road Parking

Bawburgh is situated 6 miles (approx.) from Norwich City Centre and is conveniently situated within a short drive to the Norfolk & Norwich University hospital and the A47 providing easy access to the A11, A146 & A140. The village itself has a beautiful village green & the Kings Head public house. Within 3 miles is the popular shopping and retail park of Longwater that includes such establishments as M&S, Sainsburys & Next to name a few.

SETTING THE SCENE

The property is tucked in the corner of this popular and quiet cul-de-sac behind a large shingle driveway which could accommodate multiple vehicles bordered by timber fencing on each side with a side access gate taking you into the rear garden.



THE GRAND TOUR

Once inside, the central lobby space takes you in to all living accommodation on the ground floor with stairs for the first floor to your left. Turning to your right, you will find yourself in the well-lit sitting room with a 15' carpeted floor space illuminated with natural light due to its dual facing aspect. The main living space can be found adjacent in the form of an open plan kitchen/dining room. The floor is covered by all wooden effect flooring which initially gives way to a wide range of wall and base mounted storage units set around ample kitchen worktop space with uPVC double glazed windows overlooking the rear garden. The room opens beyond the work surfaces to offer an open floor space suited to a formal dining room suite where additional floor to ceiling storage cupboards can be found beyond. Additional built in storage comes under the stairs while a two piece WC sits just off from the dining area next to the uPVC French doors into the rear garden.

The first floor landing grants access to all three bedrooms within the home as well as handy built in storage cupboard and the three piece family bathroom suite with modern part tiled surround set around the shower/bath, complete with wall mounted shower and glass screen, with wall mounted towel rail and vanity storage. Two similarly sized bedrooms initially present themselves both with carpeted flooring and views into the rear garden beyond, with the slightly larger room also benefitting from a built in wardrobe. The larger of the three bedrooms with a generous floor space ideal for a double bed and additional storage solutions. The space remains well-lit throughout the day due to its dual facing aspect with field views also being on offer.

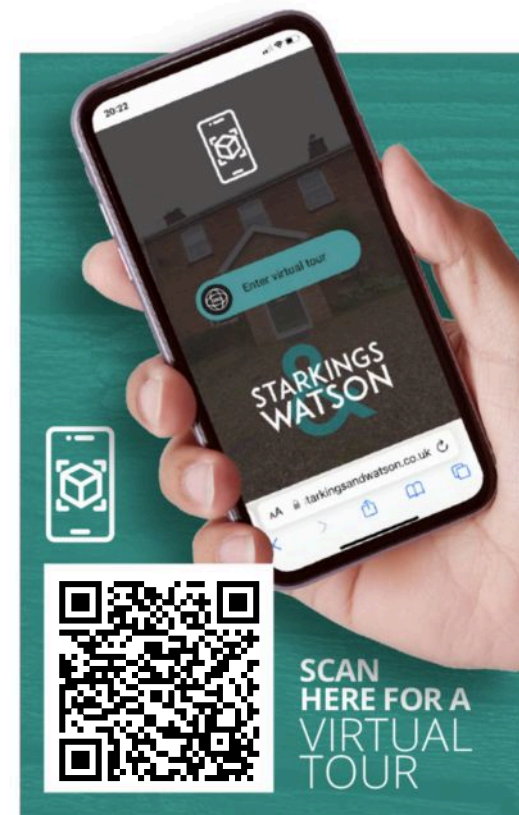
FIND US

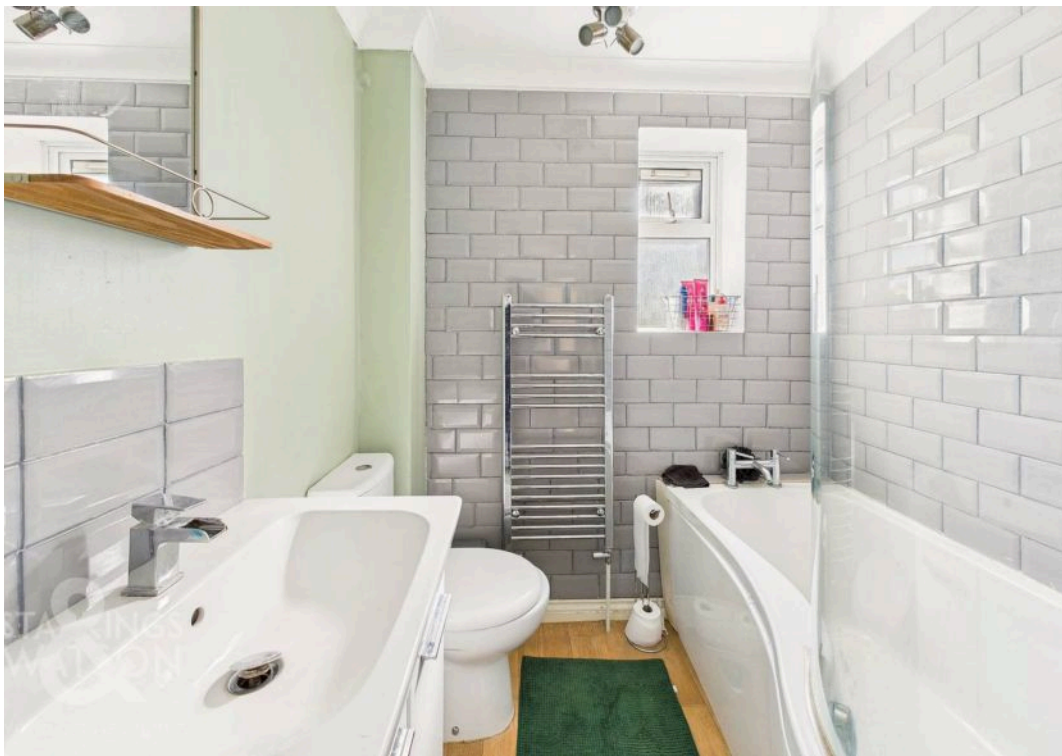
Postcode : NR9 3LR

What3Words : ///finer.buckling.vanilla

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



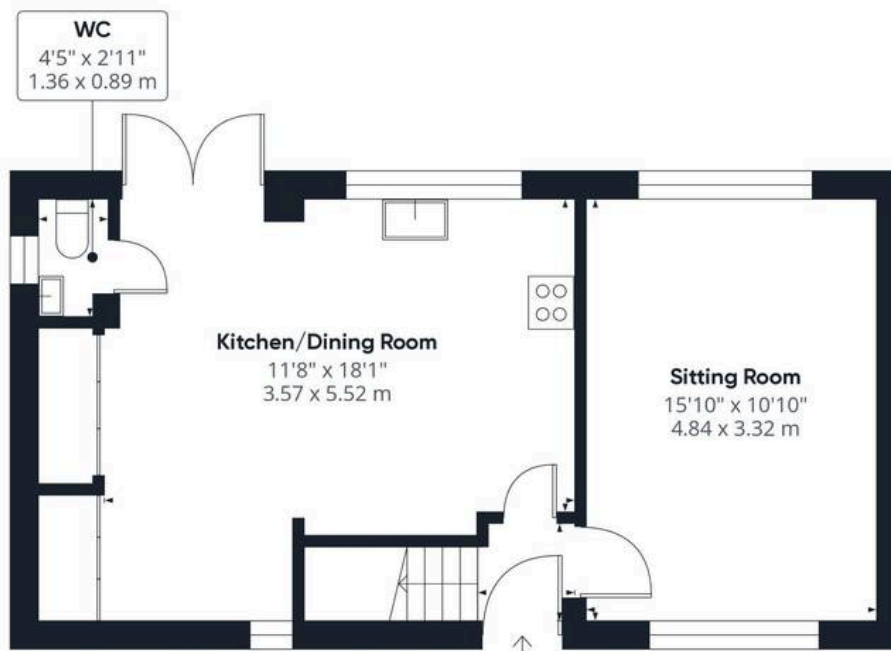




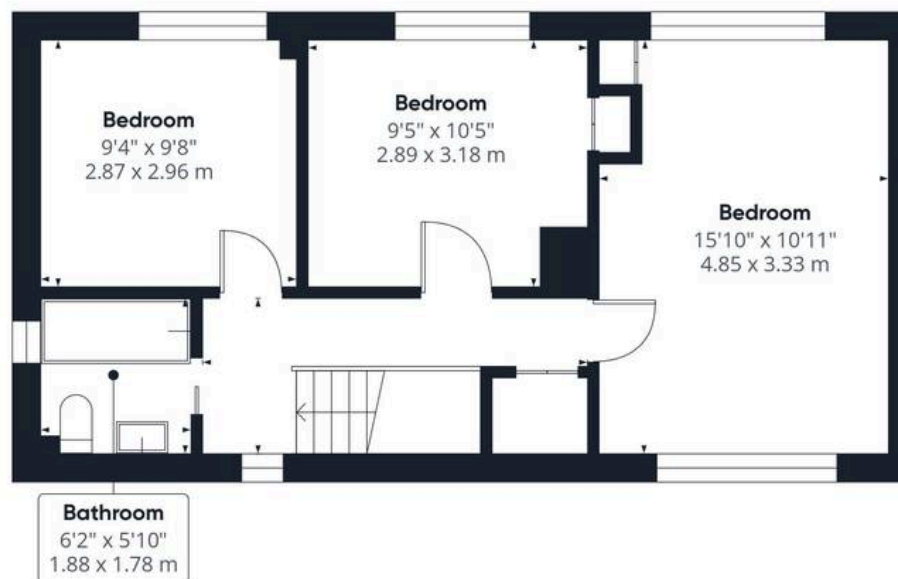
THE GREAT OUTDOORS

The rear garden stretches out behind the property offering a large and open space ideal for busy families or those who want a versatile garden to enjoy. Initially, a flagstone patio will greet you as you exit from the kitchen currently housing a timber pergola with planting boarders. The rest of the garden is predominantly laid to lawn with planting beds and a timber shed at the very rear. The space on offer is conducive to adding a potential extension to the home or external dwelling/building if desired (stp) whilst still leaving more than enough room in the remainder of the garden.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

958.32 ft²

89.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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