



Vicarage Road, Great Hockham, IP24 1PE

Offers Over £600,000

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Description

Whittleby Parish are delighted to offer to the market this immaculately presented detached family home nestled in the heart of the village of Great Hockham. Great Hockham lies approximately 8 miles from the market town of Attleborough and 9 miles from Thetford, both towns boasting a range of facilities and train stations serving Norwich and Cambridge. The village itself benefits from an excellent array of amenities such as primary and nursery schools, a friendly village pub serving good food and hosting many social events throughout the year, a very active village hall with monthly coffee mornings, gardening club, Bowls, Yoga and Tai Chi. For those wanting to explore the beautiful Norfolk countryside there are various walks and trails leading to Thetford Forest along with equestrian facilities in the village and a local riding school. For those needing to commute, there is quick and easy access onto the A11. Great Hockham is well known for its annual village fair, dating back to 1272 and taking place on the village green during the summer.

Individually built in 1979 by a local builder, this substantial family home offers versatile modern living, whilst displaying a wealth of character and charm. The accommodation expands to approximately 2660 square feet and has been well laid out over two floors. The property is ideal for multi-generational living with the ground floor offering a potential bedroom with ensuite shower room and living room. There is also potential to convert the double garage to create an annex which would have it's own independent access and may also be suitable for holiday let/Airbnb (stpp).

The property has been upgraded to include the installation of six solar panels to generate electricity and solar tubes to heat the water which return an income from the power provider. Additionally to this, all exterior windows and doors have been replaced since 2021 and all lights are now LED contributing to an excellent EPC rating of C for energy efficiency.





- Approx 2660 sq ft
- EPC rated C
- Solar panels and solar tubes
- Windows and doors replaced since 2021
- Approx 0.25 acre plot (sts)
- Annex potential (stpp)
- Gardens backing onto fields
- Individually built
- Short distance from village amenities
- Substantial plot size amenities

