



**Manor Close, Hockering, Dereham, NR20 3HU**



**welcome to**

**Manor Close, Hockering, Dereham**

A 2 double bedroom semi-detached bungalow, presented in great decorative order throughout and located within a quiet cul-de-sac position in Hockering. The property boasts a lounge with open fireplace, conservatory, modern fitted kitchen and low maintenance gardens. Viewings are essential!!



## Description

We are excited to present to the market this lovely 2 double bedroom semi-detached bungalow, nestled within this popular residential area of Hockering, situated within easy reach of local amenities and A47 routes.

Briefly, the internal accommodation comprises; entrance hall, inviting lounge with a charming open fireplace, fitted kitchen, conservatory, two bedrooms, with one offering built-in wardrobes, and the modern shower room. Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout. Outside, there is an attractive, fully enclosed front garden, together with a further enclosed, low maintenance rear garden which offers space for entertaining friends and family.

Internal viewing is essential!

## The Accommodation

### Entrance Hall

Double glazed entrance door to front aspect, wood effect flooring and door opening to;

### Lounge

13' 2" x 12' 9" ( 4.01m x 3.89m )

With wood effect flooring, central open fireplace with tiled hearth and brick surround, radiator, double glazed window to front aspect, door opening to inner hallway and further door opening to;

### Kitchen

10' 5" x 8' 2" ( 3.17m x 2.49m )

A matching range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 bowl stainless steel sink with mixer tap above, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for free standing fridge freezer, plumbing available for washing machine, wood effect flooring, under-cabinet lighting, radiator, double glazed window to rear aspect and double glazed door opening to;

### Conservatory

10' 5" x 6' 8" ( 3.17m x 2.03m )

UPVC construction with fitted carpet flooring, radiator, double glazed windows surrounding and double glazed door opening to the rear garden.

### Inner Hallway

With wood effect flooring and doors opening to both bedrooms and shower room.

### Bedroom One

12' 6" x 9' 6" ( 3.81m x 2.90m )

With wood effect flooring, built-in wardrobes, radiator and double glazed window to front aspect.

### Bedroom Two

9' 6" x 8' 1" ( 2.90m x 2.46m )

With wood effect flooring, radiator and double glazed window to rear aspect.

### Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit with plenty of built-in storage space, walk-in shower cubicle, tiled walls, wood effect flooring, under-cabinet lighting, radiator and double glazed obscure glass window to rear aspect.

## Outside

At the front of the property, you will find an enclosed well-tended garden, laid to shingle and lawn with plant beds and paved pathways providing access to the main entrance and rear gate.

To the rear of the property, there is a low maintenance rear garden featuring patio and decking, creating the perfect space for outside entertaining and dining, together with a timber storage shed.

## Location

Hockering is a village ideally situated for easy access to the City of Norwich, which is only 10 miles away. Amenities include a post office/general store, public house and petrol station. The bustling market town of Dereham is about 6 miles away and offers a modern shopping centre, a full range of schools, hotels, churches and public houses. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focallagent.com](http://www.focallagent.com)



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## Manor Close, Hockering, Dereham

- 2 Bedroom Semi-Detached Bungalow
- Welcoming Lounge With Open Fireplace
- Modern Fitted Kitchen And Shower Room
- Cosy Conservatory
- Oil Fired Central Heating
- Double Glazed Windows Throughout
- Well-Presented Gardens
- Cul-De-Sac Village Setting

Tenure: Freehold EPC Rating: D

offers in excess of

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM116368 - 0004

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### directions to this property:

Upon entering the village of Hockering from the A47 Dereham direction, proceed into the village centre and take the left hand turn into Heath Road. Take the first left into Manor Close and bear left into the cul-de-sac. The property can be found on the left hand side, identified by our William H Brown 'For Sale' board.



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