



Granary Close, Hockering, Dereham, NR20 3TQ

welcome to

Granary Close, Hockering, Dereham

>> MUST VIEW FAMILY HOME! A beautifully presented, spacious 3 bedroom semi-detached house, offering a quiet cul-de-sac position within the popular village of Hockering. Boasting a welcoming lounge, open-plan kitchen/dining room, en suite facilities, enclosed rear garden, driveway parking & garage!!



Description

We are excited to welcome to the market this 3 bedroom semi-detached house, presented in excellent decorative order throughout and located at the end of this village cul-de-sac.

In brief, the internal ground floor accommodation comprises; inviting entrance hall with stairs rising to first floor landing, under stairs cloakroom w.c, lounge and open-plan kitchen/dining room with double doors opening to the rear garden. This is complemented on the first floor by the master bedroom with en suite shower room, two further bedrooms, and the family bathroom suite.

Outside, a shingle driveway provides off-road parking space and access to the single garage, together with an enclosed rear garden laid predominantly to lawn which creates the perfect outside haven. Coupled with the accommodation, the property further benefits from air source pump heating, double glazed windows and underfloor heating.

A full and early internal inspection is highly recommended to fully appreciate the accommodation offered for sale!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Tiled flooring, stairs rising to first floor landing, under stairs storage cupboard, underfloor heating, double glazed window to front aspect, doors opening to lounge and kitchen/dining room and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks,, tiled flooring and underfloor heating.

Lounge

13' x 12' 5" (3.96m x 3.78m)

Wood effect flooring, underfloor heating, double glazed window to front aspect and double doors opening to;

Kitchen/Dining Room

19' 3" x 9' 4" (5.87m x 2.84m)

A matching range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with concealed extractor over, space for dishwasher, space for free standing fridge freezer, space for washing machine, tiled flooring, underfloor heating, double glazed window to rear aspect and double glazed patio doors opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft access and doors opening to all bedrooms and family bathroom.

Master Bedroom

11' 3" x 10' (3.43m x 3.05m)

Fitted carpet flooring, radiator, double glazed window to rear aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, tiled flooring and heated towel rail.

Bedroom Two

11' 4" x 9' 1" (3.45m x 2.77m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Three

9' 6" x 6' 2" (2.90m x 1.88m)

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to front aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath with shower over, tiled flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The property is approached from the road by a shared shingle driveway which provides off-road parking space and access to the single garage. The remainder of the front is laid to well-tended lawn with plant beds for added greenery to the frontage, together with a paved pathway leading to the main entrance and a side passageway which leads to the side gate.

Stepping out to the rear, you are greeted by a charming patio area which provides the perfect space for outside entertaining and relaxing with friends and family. The remainder of the garden is laid to lawn with raised flower beds and timber fencing enclosing the home.

Garage

Power, lighting, double glazed window to rear aspect, personal door access from garden and up and over door to front aspect.

Location

This property is located within the ideally situated village of Hockering, 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.



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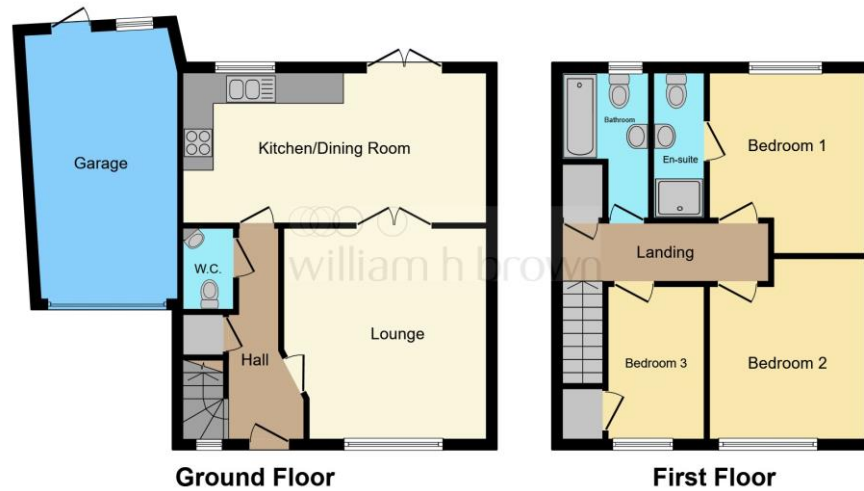
Granary Close, Hockering, Dereham

- 3 Bedroom Semi-Detached House
- 19' Fitted Kitchen/Dining Room
- Cloakroom, En Suite And Family Bathroom
- Air Source Heating, Double Glazed Windows And Underfloor Heating
- Enclosed, Well-Proportioned Garden
- Driveway Parking And Single Garage
- Cul-De-Sac Village Location
- Viewings Strongly Advised!

Tenure: Freehold EPC Rating: C

offers in excess of

£250,000



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.focalagent.com



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