



**Lily Avenue, Hockering, Dereham, NR20 3HZ**



**welcome to**

**Lily Avenue, Hockering, Dereham**

Step inside this individual, extended family home, occupying a cul-de-sac village setting with versatile living space. The contemporary style home boasts 4 bedrooms, walk-in wardrobe with en suite potential, bright & airy sitting room, 28' kitchen, utility, spacious garden, private parking & more!



## The Accommodation

Double glazed external entrance door to front;

### Entrance Hall

Wood effect flooring, stairs rising to first floor landing, understairs storage, radiator, door opening to kitchen and further door opening to;

### Sitting Room

23' 1" x 11' 7" ( 7.04m x 3.53m )

Wood effect flooring, central fireplace with tiled hearth and decorative surround, wall lights, radiator, Velux windows and double glazed French doors opening to the rear garden.

### Kitchen/Dining Space

28' 9" x 10' 5" ( 8.76m x 3.17m )

A modern range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, decorative tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for free standing fridge freezer, space for dishwasher, larder, inset ceiling spotlights, wood effect flooring, radiator, double glazed dual aspect windows to front and side aspects, double glazed French doors opening to the rear garden, and door opening to;

### Lobby

Tiled flooring, radiator, double glazed window to front aspect, double glazed external door leading to the gated driveway, door opening to shower room, and further door opening to;

### Utility Room

10' 8" x 9' 5" ( 3.25m x 2.87m )

A further range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, decorative tiled splashbacks, space for washing machine, space for tumble dryer, built-in storage cupboard, tiled flooring, double glazed window to side aspect and double glazed external door opening to the rear garden.

### Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, tiled walls, heated towel rail, vinyl flooring and double glazed obscure glass window to front aspect.

### First Floor Landing

Fitted carpet flooring, built-in storage cupboard, radiator, double glazed window to front aspect, and doors opening to all bedrooms and family bathroom suite.

### Master Bedroom

10' 8" x 10' 5" ( 3.25m x 3.17m )

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

### Dressing Room/Office

10' 8" x 8' 9" ( 3.25m x 2.67m )

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

### Walk-In Wardrobe

Complete with original wood flooring. This room also offers an additional benefit to be converted into a 3 piece en suite shower room with plumbing conveniently located next door in the bathroom.

### Bedroom Two

12' 2" x 10' 8" ( 3.71m x 3.25m )

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

### Bedroom Three

10' 3" x 10' 1" ( 3.12m x 3.07m )

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

### Bedroom Four

8' 5" x 7' 9" ( 2.57m x 2.36m )

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

### Family Bathroom

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

### Outside

Situated in a peaceful cul-de-sac, this home enjoys a private and well-positioned plot. The front of the property features a shingle area, providing to its kerb appeal, while a five-bar gate provides access to a large driveway, offering ample off-road parking for 2-3 vehicles. A double gate at the rear of the driveway offers additional access for vehicles into a gravelled garden area.

The impressive and large south/south-west facing garden is fully enclosed and offers a fantastic outdoor space for relaxation and entertaining. Predominately laid to lawn, it is beautifully complemented by raised beds, mature plants, and well-defined borders, adding charm. A hard standing seating area provides the perfect spot for outdoor dining, while a dedicated storage space with power and lighting ensures practicality.

### Location

This property is located within the ideally situated village of Hockering. Amenities include a village shop, public house, primary school, MOT centre and petrol station. The village is served by a regular and reliable direct bus service to Norwich, Dereham, Kings Lynn and Peterborough. Beautiful countryside walks are on the doorstep including public rights of way around Hockering Ancient Woodland and a number of off road circular public footpaths. The city of Norwich is only 10 miles away and the popular Longwater Retail Park and bustling market town of Dereham are both 6 miles away. Dereham offers a modern shopping centre, a full range of schools, hotels, churches and public houses.

### Agents Note

The vendors have informed us that there is a narrow shared access pathway to the front of the property. Further details can be obtained from the branch.



***view this property online*** [williamhbrown.co.uk/Property/DRM117238](http://williamhbrown.co.uk/Property/DRM117238)



welcome to

## Lily Avenue, Hockering Dereham

- GUIDE PRICE £300,000 - £325,000
- Extended 4 Bedroom Semi-Detached House
- Large Rooms With Adaptable Use
- Impressive 28' Kitchen/Dining Space And Large Utility
- Master Bedroom With Walk-In Wardrobe And Dressing Room/Office
- Generously-Proportioned, Enclosed Rear Garden
- Private, Secure Off-Road Parking
- Cul-De-Sac Village Location

Tenure: Freehold EPC Rating: D

offers in excess of

**£300,000**



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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DRM117238](https://williamhbrown.co.uk/Property/DRM117238)



Property Ref:  
DRM117238 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01362 692238**



[Dereham@williamhbrown.co.uk](mailto:Dereham@williamhbrown.co.uk)



3 Market Place, DEREHAM, Norfolk, NR19 2AW



[williamhbrown.co.uk](https://williamhbrown.co.uk)