



THE STORY OF

4 Bramble Drive

Hockering, Norfolk

SOWERBYS

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4 Bramble Drive

Hockering, Norfolk,
NR20 3SP



Stunning Executive Family Home

Private Cul-de-Sac Location on an Exclusive Development

Accommodation Extending to Approx. 3,900 Sq. Ft.

Six Spacious Double Bedrooms

Open-Plan Kitchen/Dining/Family Room

Bay Fronted Sitting Room and Separate Study

Impressive Principal Suite with Juliet Balcony

Large Rear Gardens with Field Views

Double Garage, Carport and Driveway with Ample Parking



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“...the home still enjoys an almost brand-new feel.”

Situated on a small, exclusive development of individually designed executive family homes, this stunning property is full of bespoke features with extremely high quality fixtures, fittings and finishes found throughout. Completed in 2019, it still enjoys an almost brand new feel and, positioned at the end of a private cul-de-sac with far-reaching countryside views, Bramble Drive is sure to impress! Featuring spacious and versatile living spaces and with six double bedrooms, the accommodation is apportioned over three storeys and extends to in excess of 3,900 sq. ft. The property also benefits from arguably the most spacious layout

and design on the development and, in addition, the current owners have purchased extra garden space to further complement this excellent home.

Passing a handful of properties similar in stature as you approach Number 4, you cannot help being impressed by the contemporary design and the great curb appeal, accentuated by the use of natural materials, such as cedar cladding and an oak framed porch. A wonderful entrance hall features a beautifully crafted oak split staircase, which leads to the first floor galleried landing, and provides a central feature around which the accommodation is arranged.

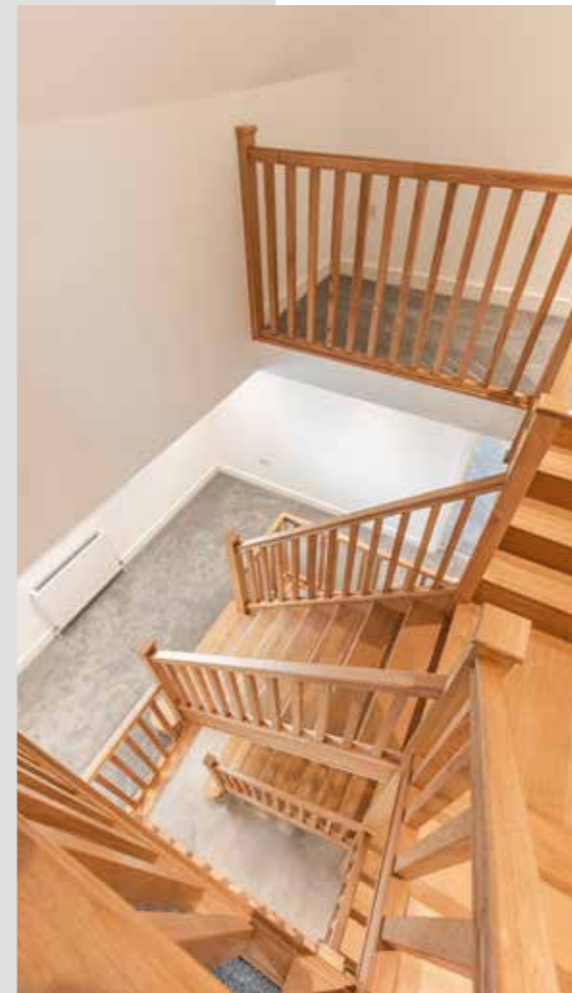




Occupying over half of the ground floor footprint, the almost 41 foot open-plan kitchen/dining/family room is simply spectacular. As you might expect, the impressive shaker style kitchen incorporates a full range of integrated appliances, and two sets of bi-folding doors connect the space with the rear terrace beautifully. There is also a generously proportioned bay fronted sitting room, study, utility room and downstairs cloakroom.

Moving to the first floor you will discover four large double bedrooms, each enjoying twin built-in wardrobes. The stunning principal bedroom features en-suite facilities and a Juliet balcony to maximise the open countryside views. Completing the first floor accommodation is the family bathroom.

The second storey is approached by another split staircase leading to dual landings, granting access to two further double bedrooms and the second floor bathroom. Again, each bedroom on this floor features built-in wardrobes.



To the front, the property's brickweave drive provides ample parking space, and the double garage with twin automated doors and attached carport is positioned to the side. To the rear of the property is a good-sized lawned garden offering ease of maintenance and the perfect blank canvas. A patio extends from the rear of the property with a blockweave path leading to a hot tub, tucked away in the corner of the garden. The garden is enclosed by timber fencing with gated access to each side of the property.

Nestled in a location which offers convenient access to Norwich and beyond, as well as the beautiful coastline and picturesque countryside, 4 Bramble Drive epitomizes a harmonious blend of comfort, convenience, and natural beauty - a haven where relaxation and effortless living seamlessly converge.



Second Floor
Approximate Floor Area
142 sq ft
(13.04 sq m)



First Floor
Approximate Floor Area
1,459 sq ft
(135.34 sq m)



Outbuilding

Ground Floor
Approximate Floor Area
1,423 sq ft
(132.01 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS



Hockering

IN NORFOLK
IS THE PLACE TO CALL HOME



The small village of Hockering is just east of Dereham and north west of the city of Norwich. Quiet lanes and footpaths surround its rural location, perfect for exploring the Norfolk countryside on foot or by bicycle. The church of St Michael is a traditional 14th century church, located on The Street. Hockering is expanding rapidly and has a brilliant village shop, open 7 days a week, a post office and garage and located also just 12 miles from Norwich airport. There's great access to private schools as well as good village schools.

The cathedral city of Norwich is just 12 miles away: an enclave of culture and creativity, its

perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. The historic cobbled streets of Elm Hill will lead you past Tudor architecture, merchant's houses, thatching, individual homes, speciality shops and small cafes, toward the 1,000-year-old Norwich Cathedral.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from Sowerbys



Woodland near Honingham

“The property is perfectly placed to explore the surrounding countryside.”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water. Private sewage treatment plant.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref:- 0064-3849-7357-9521-1965

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///crouches.tulip.nimbly

AGENT'S NOTE

Bramble Drive is a private road with a maintenance charge of approximately £350 per annum for upkeep of the road and verges.

Please note that some internal images have been virtually staged.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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