



Live
Laugh

THE STORY OF

37 Heath Road

Hockering, Norfolk

SOWERBYS



THE STORY OF

37 Heath Road

Hockering, Norfolk
NR20 3JA

Immaculately Presented Detached Bungalow

Exclusive Small Development
Located on a Private Road

High Specification Fixtures and Finish

Highly Versatile Living Space

Three Double Bedrooms

En-Suite and Family Bathroom

Delightfully Landscaped Gardens

Solar PV Panels

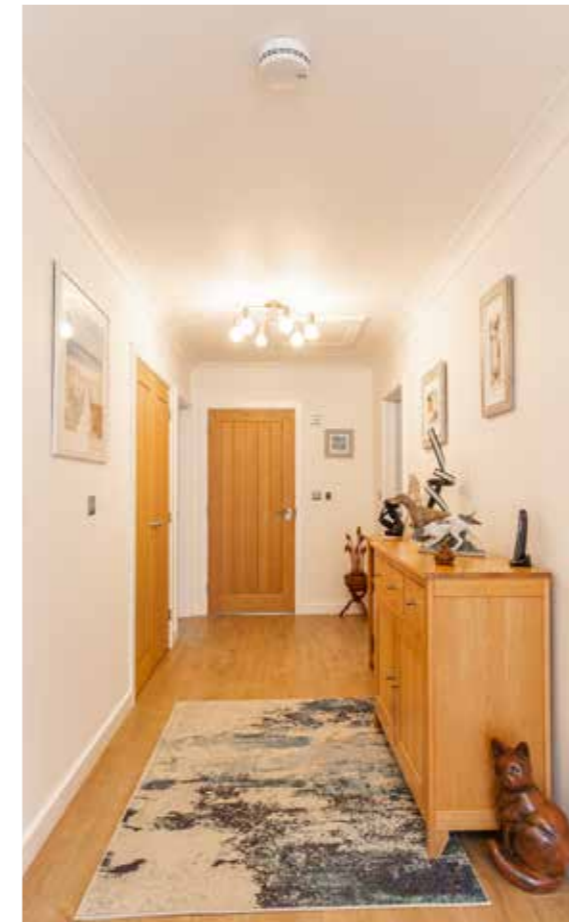
Remainder of 10 Year NHBC Warranty

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Situated in the well-served village of Hockering and positioned along a private road, you will discover this delightful single storey home which was constructed in 2019 by a locally renowned firm of builders to the highest of specification and finish.

Found at the end of a private drive which grants access to just a small number of homes and providing an air of exclusivity. The property itself enjoys an excellent degree of curb appeal with it's modern façade and the use of full-height glazing adding an excellent degree of light into the home.

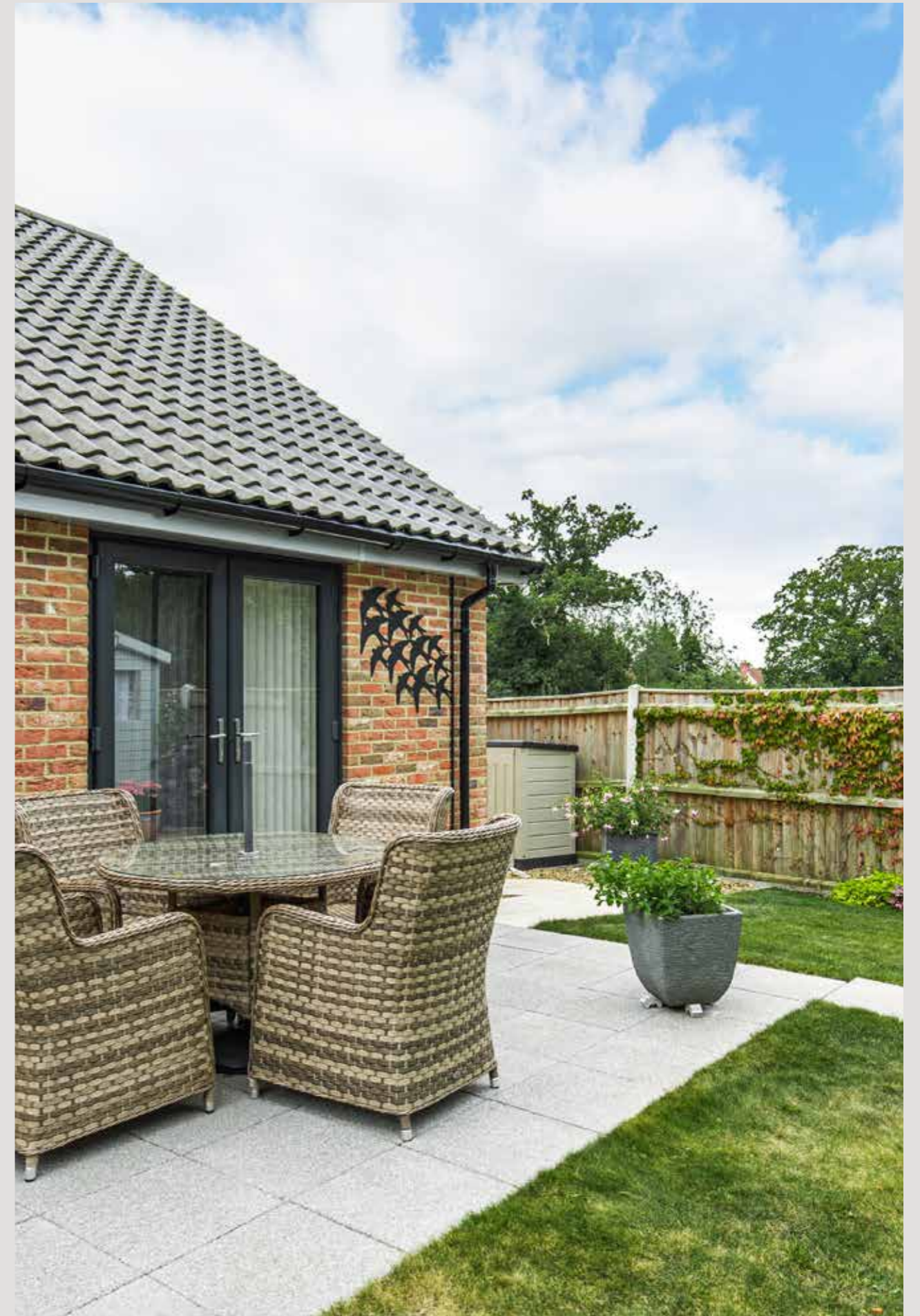
The spacious central hallway leads off to both living spaces, which is apportioned to one side of the home and the bedroom accommodation to the other. The living space offers an excellent degree of versatility aided by internal bi-folding doors leading from the sitting room into the kitchen/dining room. Therefore, this home offers plenty of flexibility, and is able to create a great open-plan feel or more intimate spaces to suit. The fitted kitchen is most desirable and to a high specification with integral appliances as one might expect.

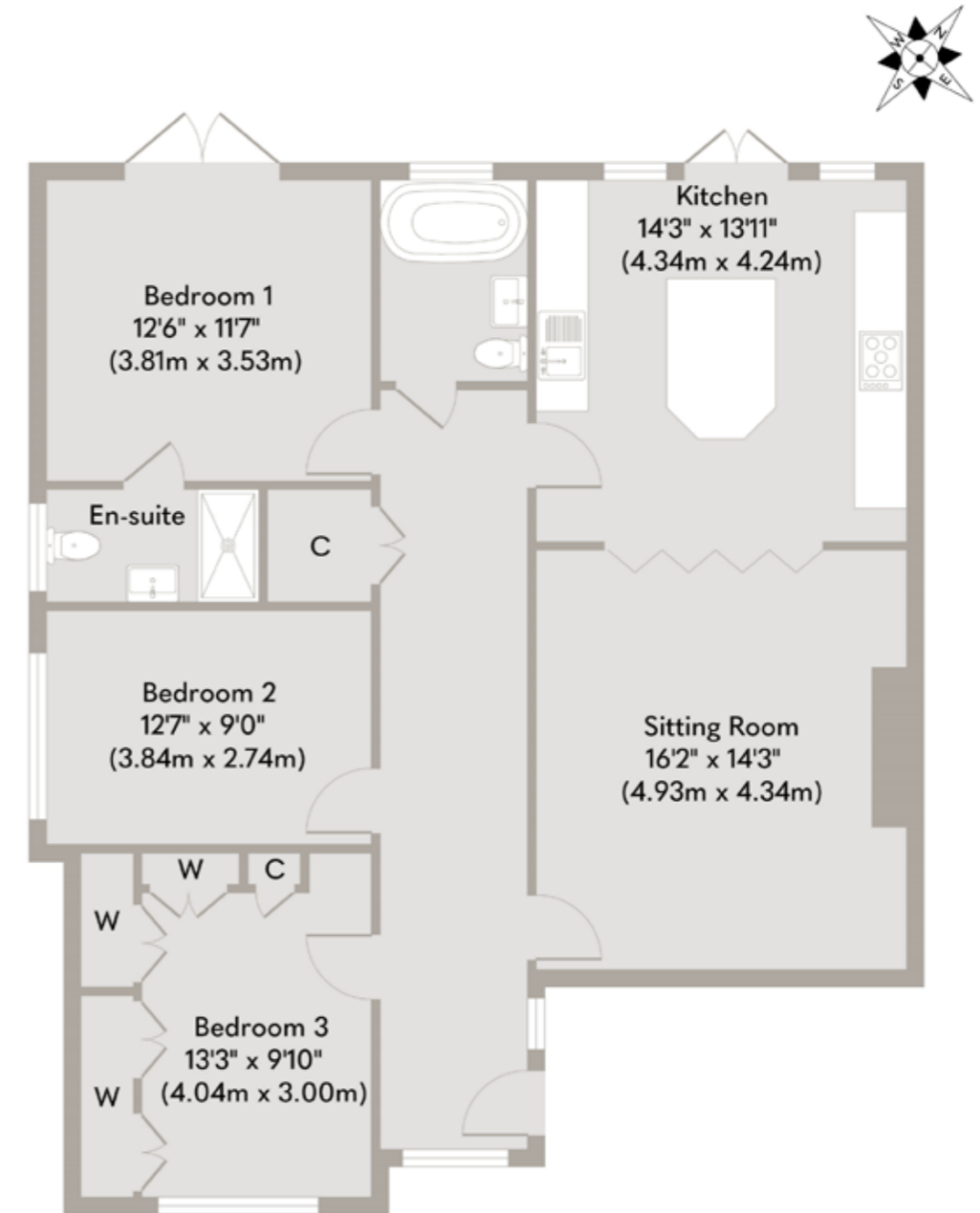
The bedroom accommodation is well catered for within the home. You will find a total of three good-sized double rooms with en-suite facilities to the principal bedroom and a family bathroom to serve bedrooms two and three. Bedroom three has been fitted with plenty of wardrobe space, whilst bedroom two is currently purposed as an additional formal dining room.

Outside, the gardens have been beautifully landscaped by the current owners. A large patio wraps around to the rear, with access to both sides of the property. A shed/workshop features power and lighting and a raised deck to the rear of the garden is the perfect spot for outdoor dining in the summer months.



A much more flexible home... lovely neighbours and a beautiful open aspect from the garden.





Floor Plan

Approx. Gross Internal Floor Area 1139 sq.ft (105.82 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.

Copyright V360 Ltd 2023 | www.houseviz.com

Hockering

QUIET LANES AND VIBRANT SURROUNDINGS



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 the Vendor



37 Heath Road.

“A refreshing place to live, with a multitude of National Trust locations to explore...”



SERVICES CONNECTED

Mains water, electricity and drainage. Water softener installed.
Oil-fired central heating with underfloor heating throughout.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 0361-3844-7525-2420-4831

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: ///today.joints.divide

AGENT'S NOTE

A maintenance charge of £40 PCM is payable to Heath Road, Hocking management company for maintenance of the private road.

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.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

