



THE STORY OF

11 The Glebe

Hockering, Norfolk

SOWERBYS



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Hockering, Norfolk
NR20 3TX

Well-Presented Detached Family Home
with Remaining NHBC Warranty

Constructed in 2019 by the Renowned
Local Builders, Hopkins Homes

Substantial and Versatile Accommodation

Well-Appointed Kitchen/Breakfast
Room with Separate Utility

Three Impressive Reception Rooms

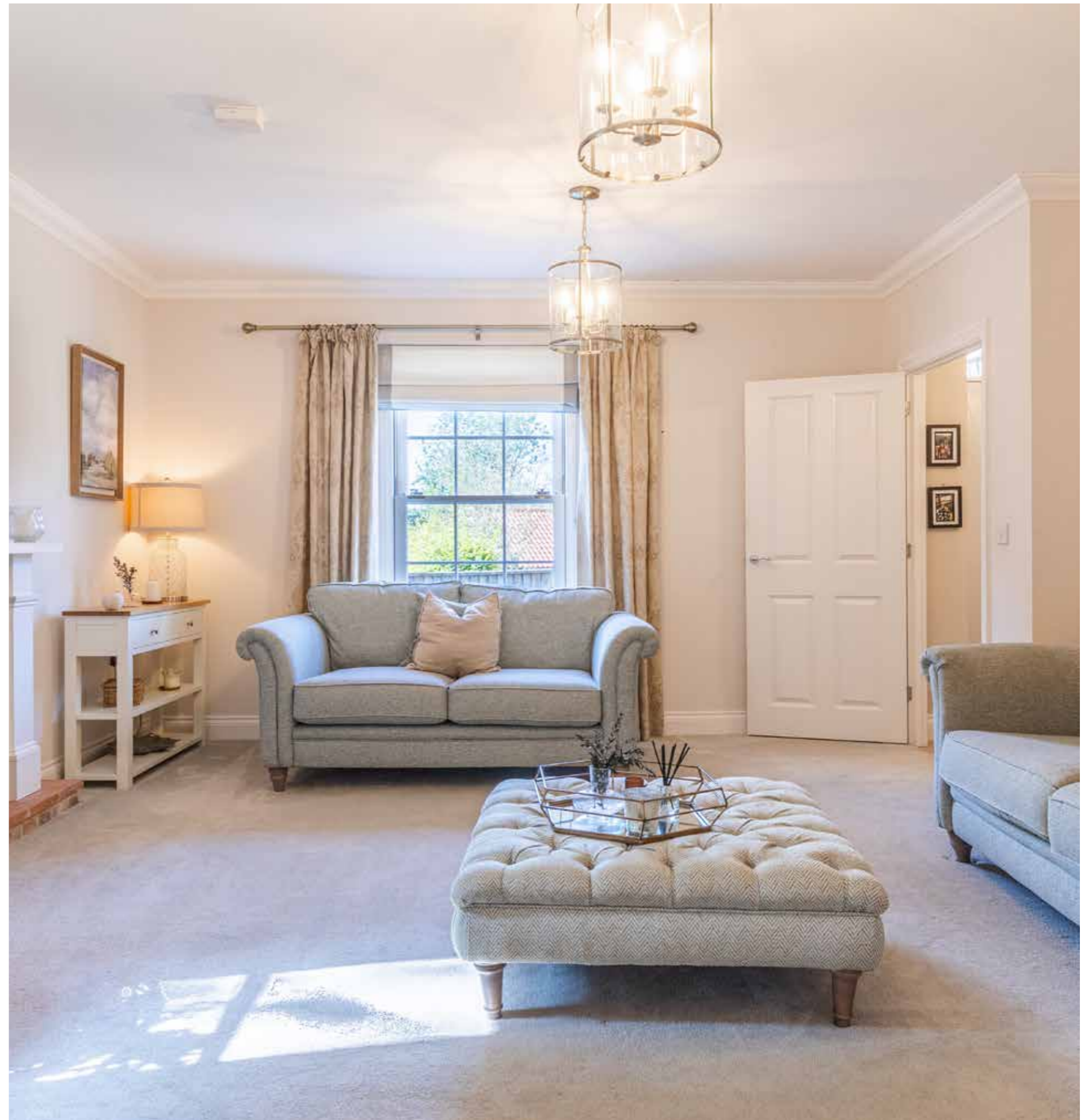
Four Double Bedrooms, Three
With Fitted Wardrobes

Two En-Suites, Family Bathroom
and Downstairs Cloakroom

Generous Wrap Around Rear Garden

Large Double Garage and Off-
Road Parking to the Side

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This well presented, executive family home is positioned within the highly regarded village of Hockering in the heart of Norfolk. This delightful home was constructed in 2019 by the renowned local builders Hopkins Homes, enjoying a Georgian style façade, wrap around rear garden and substantial accommodation both to the ground and first floors. The highly specified home enjoys the remainder of a coveted 10 year NHBC warranty and features such as the efficient air source heat pump providing underfloor heating to the ground floor.

The property is approached from The Glebe, enjoying an elevated corner plot, offering a generous wrap around rear garden and a spacious lawned frontage. A pathway leads from the side driveway around to the front door and through a pedestrian gate into the rear garden.

Upon entering, you are greeted by a central hallway that provides access to the living area and stairs leading to the first-floor landing. The property boasts three impressive reception rooms and a study, which could also serve as a fifth bedroom on the ground floor if desired. The dual-aspect living room features an inglenook-style fireplace with a wood-burning stove, and double doors open into the formal dining room.

The kitchen/breakfast room is fitted with a range of wall and base units complemented by quartz worksurfaces, integral appliances and a Rangemaster double oven. The integral appliances include a dishwasher and a fridge/freezer. In addition, there is space for either a dining table or a snug area providing a modern social space and a separate utility room, fitted with additional storage and space for a tumble dryer and washing machine. The remaining downstairs space includes an understairs storage cupboard and a cloakroom.

On the first floor, there are four double bedrooms, three with built-in wardrobes. Two bedrooms have en-suites, while the other two share a family bathroom. The property benefits from air source renewable heating, underfloor heating to the ground floor and a radiator system to the first floor. Additionally, there are double-glazed windows and doors throughout.

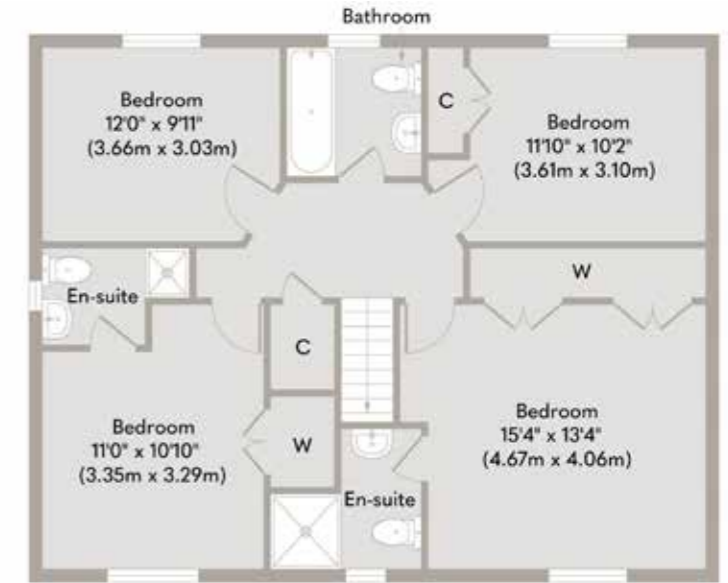


To the front of the property, there is a generous lawned garden, with hedging planted to the front. A pathway leads around to the side driveway, providing ample off-road parking and leading to the double garage. In addition, there is a pedestrian side gate into the rear garden.



To the rear of the property there is wrap around garden, which is mostly laid to lawn. There is a patio directly outside the property, along with mature trees toward the back of the plot and the garden is fully enclosed by panelled fencing.

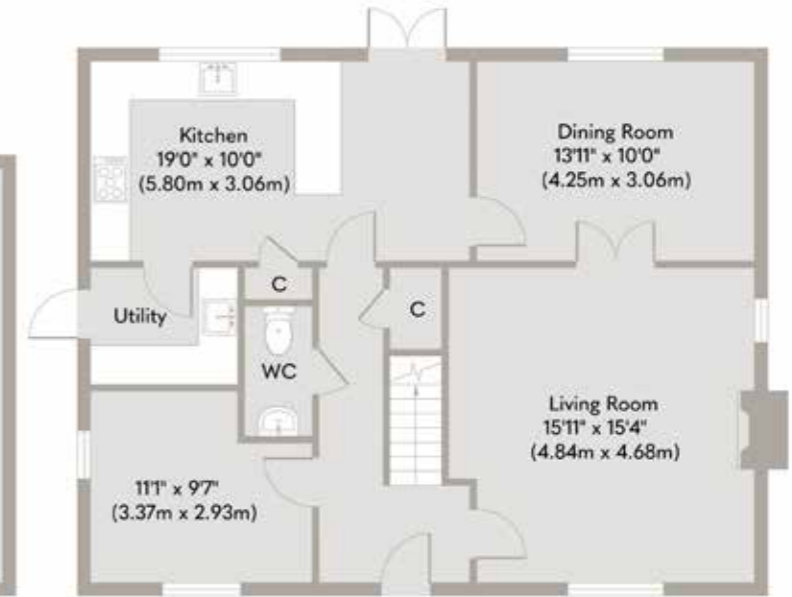




First Floor
Approximate Floor Area
872 sq. ft
(80.99 sq. m)



Garage
Approximate Floor Area
475 sq. ft
(44.12 sq. m)



Ground Floor
Approximate Floor Area
872 sq. ft
(80.99 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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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



“Moving here has given us more space, greater access to the outdoors and a great deal of peace and tranquility.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump with underfloor heating to ground floor and radiators to first floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref: 8306-8026-0539-1197-5613

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: ///mixture.encrypted.craters

AGENT'S NOTE

The vendor informs us there is a management company to cover the upkeep of the road and drains, each resident is required to pay approx. £100 per annum.

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

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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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