



THE STORY OF
11 Heath Road

Hockering, Norfolk

SOWERBYS



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Hockering, Norfolk
NR20 3HX

Detached Bungalow

Kitchen/Dining Room

Bathroom and En-Suite Shower Room

Double Garage/Workshop

Generous Rear Garden

Popular Village Location

Close to Local Amenities

Easy Access onto A47

No Onward Chain

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Located in a peaceful and sought-after village, this spacious three bedroom detached bungalow offers the perfect blend of comfort, convenience, and potential. Set on a generous plot, this home is ideal for those looking to enjoy a tranquil setting without sacrificing easy access to local amenities and commuter routes.

The bungalow boasts three well-proportioned bedrooms, each offering comfort and versatility. The master bedroom, with en suite is positioned at the rear of the property, provides peaceful garden views, creating a serene atmosphere for a restful night's sleep. The two additional bedrooms are perfect for family, guests, or a home office, providing the flexibility to meet a variety of needs.

This property is perfect for those looking for a peaceful location with the added benefit of proximity to a variety of amenities via A47. Whether you're a growing family, a couple looking for a forever home, or someone looking to downsize without compromising on space, this bungalow offers the perfect balance of comfort and practicality.





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.



SERVICES CONNECTED

Mains water electricity. Oil central-heating.
Drainage via septic tank.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 8081-6525-8070-9037-6922

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: ///enjoy.alike.bordering

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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