



THE STORY OF
12 Heath Road
Hockering, Norfolk

SOWERBYS



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12 Heath Road

Hockering, Norfolk
NR20 3HY

Detached Bungalow

Located in a Popular Village

Easy Access to A47

Close to Amenities and Schools

Low-Maintenance Garden

Bathroom and Shower Room

Spacious Accommodation

Ample Off-Road Parking

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This light and spacious three-bedroom detached bungalow is situated in a popular and quiet village, offering a peaceful setting while remaining conveniently close to essential amenities.

This home features well-proportioned living spaces. The large sitting room is a welcoming space with a charming corner log burner, perfect for cosy evenings, while the open-plan kitchen flows seamlessly into the conservatory, which overlooks the garden – ideal for entertaining or simply enjoying the view. Two of the bedrooms are doubles and these are complemented by two bathrooms, ensuring practicality for families or those seeking extra convenience.

Designed for easy upkeep, the pretty garden is of low-maintenance and provides an ideal outdoor space without requiring extensive care. Outside and to the front, a car port and driveway offer great off-road parking options.

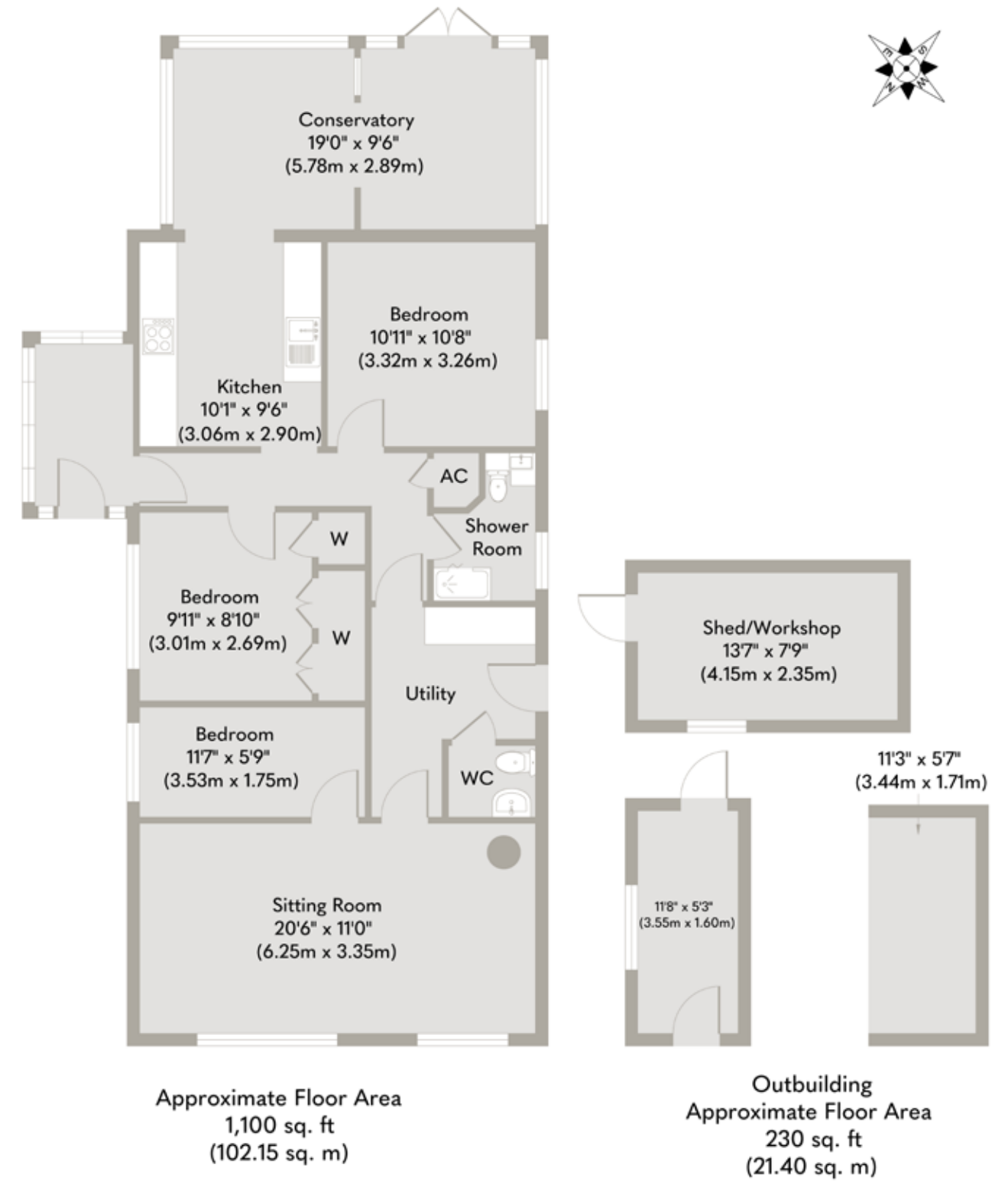
The bungalow is located within close proximity to schools and local amenities, making it a great option for families, professionals, or retirees. For those needing to commute or access nearby towns, the property is just a short drive from the market town of Dereham and benefits from easy links to the A47, providing efficient connections to Swaffham, Norwich, and beyond.

With a modern feel, this could be your perfect one storey home, offering a comfortable and well-connected lifestyle in lovely village setting.



The open-plan
kitchen leading to
the conservatory is a
wonderful space with
modern feel





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 Sowerbys



Dereham has a range of amenities and is within easy reach.

“You can enjoy a village lifestyle while being well-connected to nearby towns such as Dereham.”



SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Gas-fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0170-2075-2050-2029-9915

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: ///bake.sonic.formless

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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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