



**Lawsons**  
ESTATE AGENTS

**41 Scotgate Close, Great Hockham**

Guide Price £260,000 - £270,000

# 41 Scotgate Close

Great Hockham, IP24 1PF

We are delighted to present this spacious three-bedroom detached bungalow, ideally situated in a highly sought-after village location and offered to the market chain free. Occupying a generous corner plot and not overlooked, the property offers a wonderful sense of privacy. Internally, the home features a bright and spacious lounge, a well-proportioned kitchen/diner ideal for family meals, and a conservatory that further enhances the living space. There are three comfortable bedrooms, a family bathroom, and the added convenience of a separate W/C. The property offers fantastic potential to improve and personalise, making it an excellent opportunity for buyers looking to create their dream home.

Council Tax band: C / Tenure: Freehold

## Hallway

14' 2" x 3' 2" (4.31m x 0.96m)

Doors to lounge, kitchen / Diner, all bedrooms, bathroom, and airing cupboard, radiator, carpet flooring and loft hatch. (Gas combination boiler located within the loft space)

## Lounge

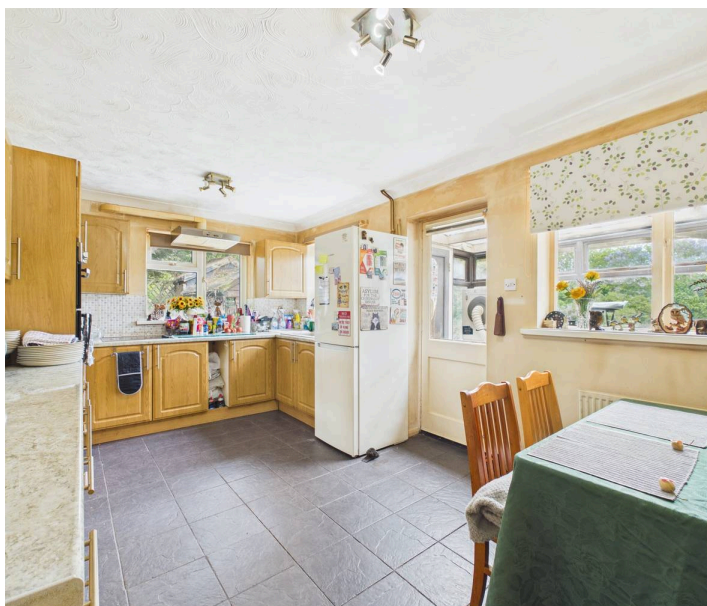
17' 3" x 11' 9" (5.26m x 3.57m)

Fire surround with electric fire, radiator, carpet flooring and sliding patio doors to the conservatory.

## Conservatory

12' 4" x 16' 0" (3.76m x 4.88m)

Built on a low level brick wall with windows to rear and both sides, radiator, tiled flooring and French doors to the rear garden.





### **Kitchen / Diner**

15' 4" x 9' 9" (4.68m x 2.97m)

Windows to rear and side, wall and base units with worktop over, inset one and half bowl sink unit with mixer tap over, tiled splash backs and tiled flooring. Built in double tower oven, electric hob with cooker hood over, space for fridge freezer, radiator and door to utility room.

### **Utility Room**

8' 3" x 4' 1" (2.51m x 1.25m)

Windows to rear, base units with worktop over, space for washing machine and tumble dryer, radiator, tiled flooring and doors to WC and rear garden.

### **WC**

4' 0" x 4' 5" (1.21m x 1.34m)

Windows to side and rear, low level WC with Sani Plus system, wash basin, radiator and tiled flooring.

### **Bedroom 1**

10' 5" x 10' 0" (3.18m x 3.05m)

Window to front, radiator, carpet flooring and Fully fitted wardrobes and fitted drawer units under window. Additional integral double cupboard floor to ceiling with sliding doors.

### **Bedroom 2**

8' 5" x 9' 2" (2.57m x 2.79m)

Window to front, radiator, carpet flooring and built in wardrobe.

### **Bedroom 3**

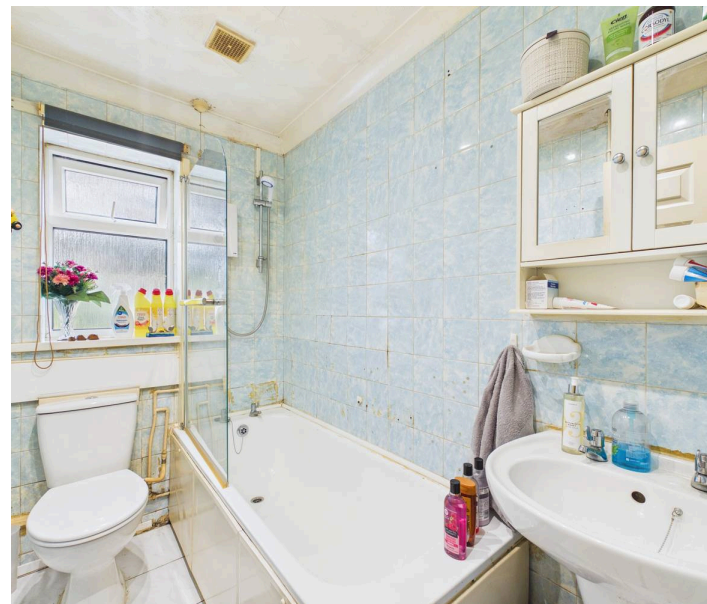
7' 2" x 8' 8" (2.19m x 2.64m)

Window to front, carpet flooring and built in wardrobe.

### **Bathroom**

7' 9" x 4' 9" (2.36m x 1.45m)

Window to side, bath with electric shower over, glass shower screen, low level WC, wash basin, fully tiled walls and floor, radiator, extractor fan and shaving point.



### Front Garden

The front garden is mainly laid to shingle with a selection of mature shrubs and plant borders with pathways leading to the front door with covered storm porch and gate leading to the rear garden.

### Rear Garden

The rear garden is mainly laid to lawn with patio area, greenhouse, timber shed, selection of apple trees, mature shrubs and plant borders, two LPG tanks and gate leading to the front garden.

### Garage

The single garage has up and over door to front, power and lights connected, mezzanine floor for further storage above and single door to the front garden.

### Driveway

The property offers off road parking with driveway leading to the single garage.

### Agents Note

This property falls under a band C for the local council tax and costs approximately £2,112.43 per annum for 2026/27.

### Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

### Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

### Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

### Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawsons Estate Agents

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