



Blenheim House Harling Road

Great Hockham, IP24 1NT

We are delighted to present this impressive five-bedroom detached family home, perfectly situated in a picturesque village location that offers both tranquillity and convenience. This spacious property has been thoughtfully designed to cater to modern family living, boasting a bright conservatory. The well-appointed kitchen is complemented by a practical utility room, while the principal bedroom benefits from a stylish en-suite for added comfort and privacy. Throughout the home, you will find generous living areas and ample storage, all enhanced by oil-fired heating to ensure year-round warmth. Additional features include a double garage and ample off-street parking, providing plenty of space for vehicles and storage. This is a rare opportunity to secure a substantial home in a sought-after setting, so call now to arrange a viewing and see all that this exceptional property has to offer.

Council Tax band: E

Tenure: Freehold

Entrance Hallway

11' 2" x 10' 0" (3.40m x 3.04m)

Doors to kitchen / diner, lounge, and W/C, with radiator, wood effect flooring, and stairs to first floor landing.

Kitchen / Diner

22' 5" x 10' 9" (6.82m x 3.28m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, space for american style fridge / freezer, with radiator, wood effect flooring, single door to utility room, and patio door to the conservatory.





Conservatory

10' 6" x 10' 0" (3.19m x 3.06m)

Low level wall surround, windows to all aspects, with radiator, tiled flooring, and French doors to the rear garden.

Utility Room

7' 11" x 6' 8" (2.41m x 2.03m)

Window to side, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, space for washing machine and tumble dryer, with radiator, tile effect flooring, and door to side.

Lounge

13' 0" x 21' 2" (3.95m x 6.46m)

Window to front, feature log burner, with radiator, wood effect flooring, and French doors to the rear garden.

W/C

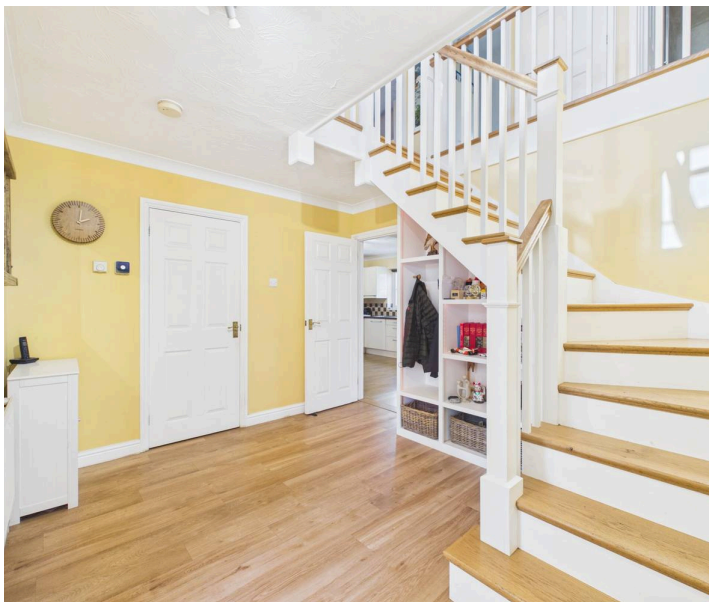
2' 7" x 6' 9" (0.78m x 2.05m)

Low level W/C, wash basin with mixer tap and tiled splashback over, with radiator, and wood effect flooring.

First Floor Landing

11' 3" x 13' 3" (3.44m x 4.05m)

Window to front, doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with radiator, wood effect flooring, and access to loft via ceiling hatch.



Bedroom 1

13' 1" x 13' 5" (3.98m x 4.08m)

Window to front, with radiator, carpet flooring, and door to en-suite.

En-suite

5' 10" x 6' 8" (1.78m x 2.03m)

Velux window to rear, shower cubicle with electric shower, low level W/C, wash basin with mixer tap over, with heated towel rail, tiled flooring, and spotlighting.

Bedroom 2

12' 10" x 20' 8" (3.91m x 6.30m)

Window to front, two further windows to side, with two radiators, wood effect flooring, access to loft via ceiling hatch, and spotlighting.

Bedroom 3

10' 11" x 11' 9" (3.32m x 3.58m)

Window to rear, with radiator, and carpet flooring.

Bedroom 4

7' 11" x 8' 11" (2.42m x 2.73m)

Window to side, with radiator, and wood effect flooring.

Bedroom 5

8' 0" x 7' 6" (2.43m x 2.28m)

Window to rear, with radiator, and carpet flooring.

Family Bathroom

10' 3" x 6' 9" (3.13m x 2.05m)

Velux window to rear, bath with mixer tap and shower attachment over, separate shower cubicle with electric shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, tiled flooring, and spotlighting.

Front Garden

Mainly laid to a decorative shingle driveway, with lawn area, multiple trees, low level brick wall and hedging to front, pathway leading to the front door, and side access gate to the rear garden.

Rear Garden

Mainly laid to lawn, with shingle area to the immediate rear of the property, raised flower beds, multiple trees, patio area, and side access gate returning to the front of the property.

Double garage

17' 5" x 20' 11" (5.32m x 6.37m)

Two up and over doors to front, window to side, with mains power and lighting connected, and floor mounted oil fired boiler.

Parking

The property benefits from a large shingle driveway providing ample off-street parking.

Agents Note

This property falls under a band E for the local council tax and costs approximately £2,904.59 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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