



Breck Lodge
5 Lakelands | Hockwold | Norfolk | IP26 4NJ

IMMACULATE VILLAGE RETREAT



Set within a select cluster of substantial homes, this superb, detached, 5-bedroom property offers the rare combination of space, privacy, entertaining potential and efficient modern living all just 4 miles from day-to-day amenities and commuter links to London.



KEY FEATURES

- Superb Detached Modern Home
- Looked After Beautifully
- Five Generous Bedrooms
- Two En Suites and Family Bathroom
- Large Sitting Room and Excellent Conservatory
- Formal Dining Room and Useful Study
- Refitted Kitchen Breakfast Room and Utility Room
- Delightful Well Tended Gardens - Summer House and Shed
- Select Small Development
- 30 Solar Panels

Tucked away in a quiet close of just five substantial homes, this property offers village living at its best. Ideal for family life or entertaining friends, the home offers immaculate interiors, calm, peaceful, interesting gardens and ample space for all. Connectivity is key here too with access to road and rail links so easy.

Step Inside

A generous entrance hall leads to the dual-aspect sitting room, with immaculate hard flooring, easy to maintain. A fireplace creates a cosy winter retreat, perfect for snuggling down with a good book on a chilly evening, and sliding doors open into the south-east facing conservatory, added by the current owner, creating a wonderful entertaining space with direct garden access and year-round appeal. A study offers flexible home-working space or potential for an accessible ground-floor bedroom. The adjacent fully tiled cloakroom, currently also providing coat and shoe storage, could subject to works be converted into a shower or wet room. The formal dining room also connects to the sitting room via French doors, creating an exceptional open entertaining space when hosting guests. At the heart of the home, the sleek, sophisticated kitchen centres around a huge island, a sociable gathering point for family and friends, with a double fan oven and integrated appliances. A separate utility room keeps laundry facilities hidden discreetly away from the main living and entertaining areas and just off this, through a stable door, is a boot room/rear lobby, perfect for wet dogs and muddy boots! With 30 solar panels, replacement windows and doors, thoughtful improvements and beautifully tended gardens, this is a home combining luxury, practicality and energy-conscious modern living.





KEY FEATURES

Exploring Upstairs

Walking along the landing towards the rooms positioned over the garage brings you to the magnificent principal suite, enormous and beautifully proportioned, with fitted wardrobes, excellent storage and a TV point. An archway leads to a dressing area, complete with further fitted wardrobes and a dressing table. Beyond this is an impressive private bathroom featuring a corner bath and separate shower. The entire suite sits behind its own door, creating a wonderfully private retreat away from the rest of the house, somewhere to close the door at the end of a long day and simply unwind. This floor provides family bedrooms and flexible spaces. Back on the main landing, three further double bedrooms, one with its own ensuite, sit alongside a single room, currently used as a hobby room but also ideal as a nursery, child's bedroom, dressing room or second home office. A family bathroom with shower over the bath completes this floor. With five bedrooms and three bathrooms on the first floor, alongside the potential to create a further accessible shower/wet room and bedroom on the ground floor, the house offers an exceptional level of privacy and practicality.

A Garden Made For Living

The beautifully established gardens are a true extension of the home, thoughtfully planted and designed for both relaxation and entertaining. The rear garden is accessible from the side gate, kitchen and conservatory, with a generous terrace wrapping around the conservatory and providing space for dining, lounging and the hot tub - many a peaceful evening has been spent relaxing and stargazing from here. Mature trees, 26 rose bushes and colourful flower borders create year-round interest, with a spectacular spring display. The path to the back of the garden and on to the greenhouse is a walkway of black and green grapes and together with the fruit trees offers an opportunity to "grow your own" and live the good life. At the far end of the plot, the secluded "May Ballroom" awaits: a large patio enclosed by approximately 7ft pine trees...picture long, Italian-style tables stretching beneath the evening sky, laden with food and surrounded by friends, or having the family over for lazy barbecue lunches, or even dancing under the stars! Fully enclosed and secure, the whole garden is equally suited to children and dogs, while its mature planting, privacy and tranquillity make it an exceptional outdoor space. Set within a Conservation Area, the garden enjoys a wonderfully peaceful position on the edge of the village, ideal for living quietly, entertaining and enjoying every season. From the first cup of coffee in the conservatory to summer evenings around the dining table, relaxing in the hot tub or gathering in the "May Ballroom", this is a garden that has been created with living, entertaining and enjoying the outdoors in mind.

































INFORMATION



On the Doorstep

Life here combines village charm with everyday convenience. Local amenities include a post office and shop, hairdressers, public house and church, together with a primary school. GP surgeries are available in Feltwell, approximately 2.4 miles away, or Lakenheath around 4 miles away. For those who enjoy the outdoors, the village provides easy access to the surrounding countryside, with wonderful opportunities for walking, cycling and enjoying the landscape.

How Far Is It To....

The Suffolk market town of Brandon, approximately 4 miles to the south-east, offers supermarkets, a good choice of eateries and a railway station with services towards London. Around 10 miles away, the larger town of Thetford provides an even wider range of amenities. Nearby Thetford Forest offers an extensive setting for walking, cycling and outdoor pursuits, while the area also hosts live music events throughout the summer, adding a vibrant dimension to life here.

Directions

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [/// /crops.coasted.fuzz](#)

Services, District Council and Tenure

Oil Fired Central Heating

30 Solar Panels with feed in tariff

Mains Electricity & Water

Drainage – Septic Tank

Broadband Available – Please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

Kings Lynn & West Norfolk District Council – Band F– Freehold

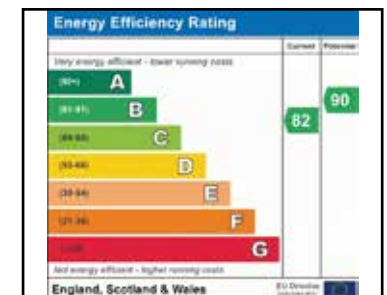
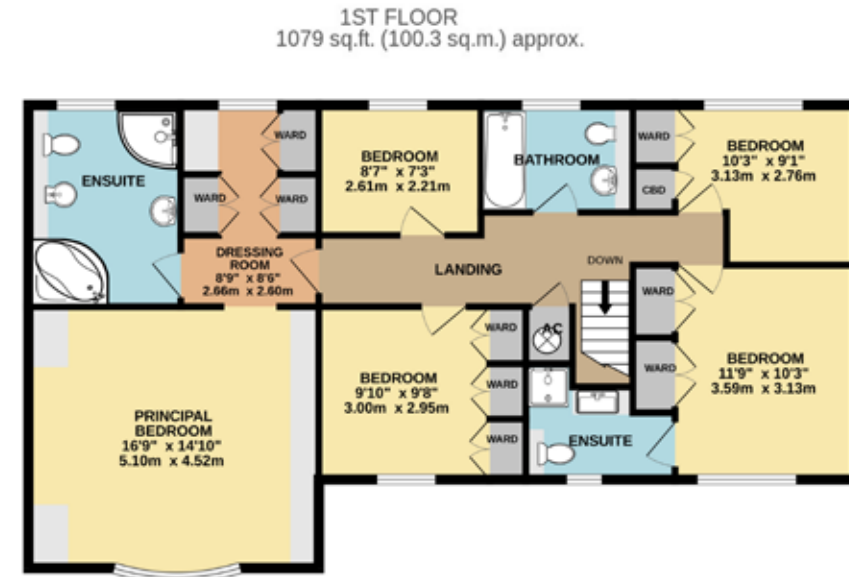
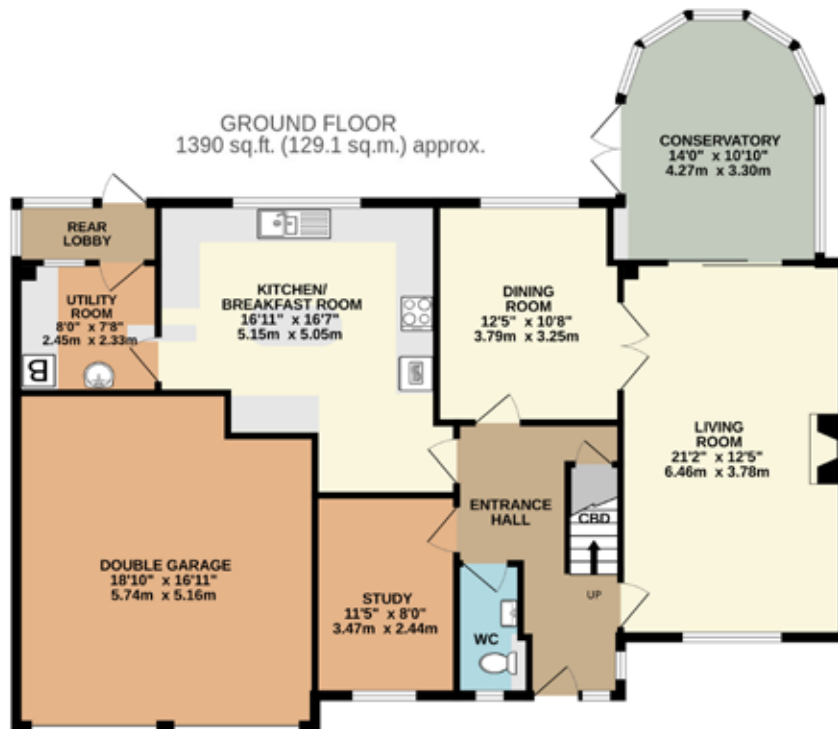
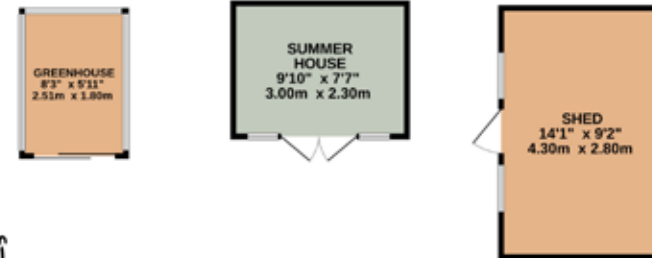


TOTAL FLOOR AREA 2729 sq.ft (253.5 sq.m.)(approx.)

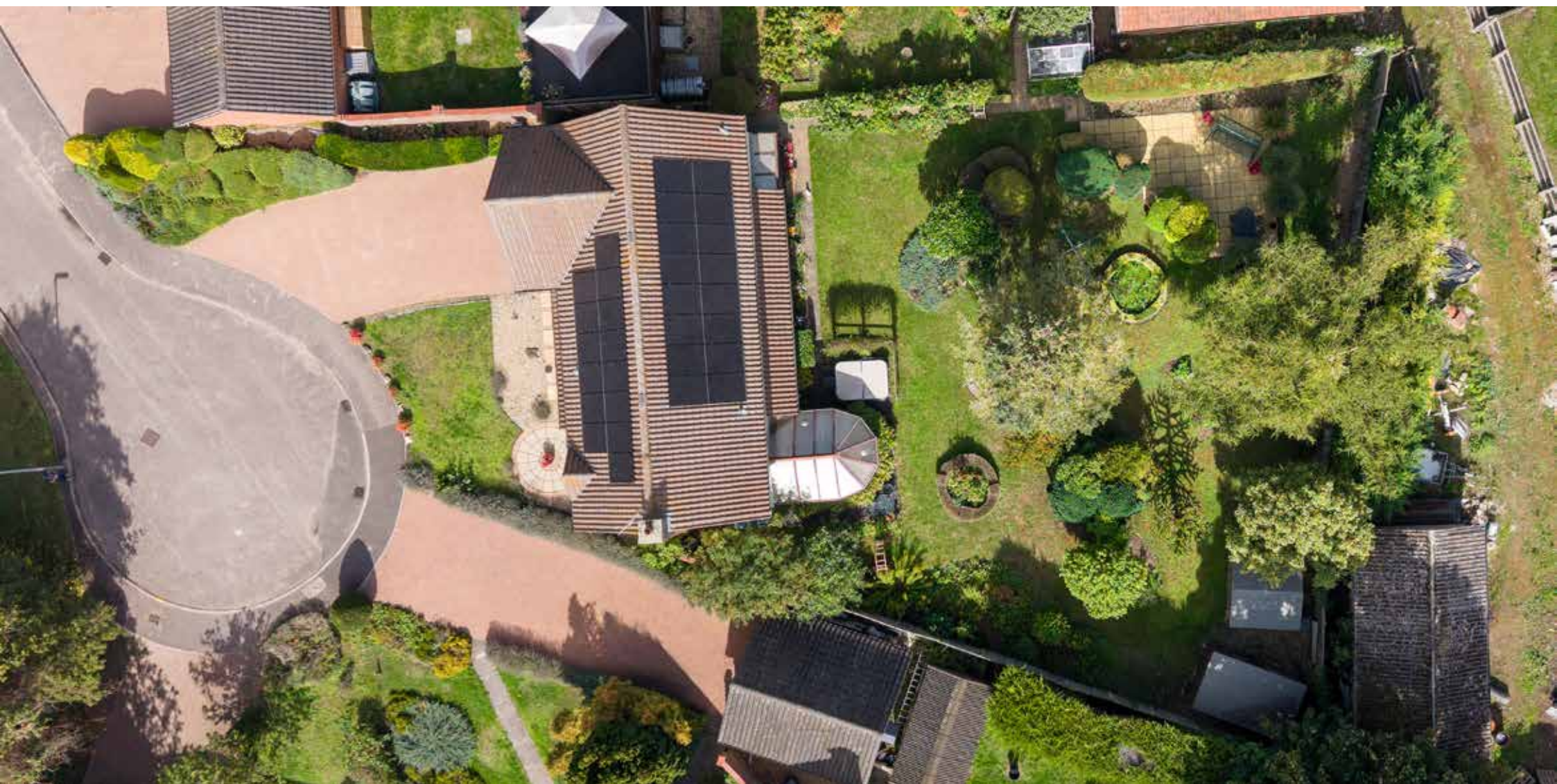
Accommodation: 2156 sq.ft (200.3 sq.m) - Garage/Outbuildings: 573 sq.ft (53.2 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced by HomeSight Studios for Fine & Country Estate Agent.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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