



5 BISHOP HERBERT CLOSE  
Hockering, Dereham, Norfolk, NR20 3HS

HAMMOND  
STRATFORD 



# FOR SALE

£300,000



**“Beautifully updated family home enjoying stylish interiors, an enviable landscaped garden and double-height garage - do not miss out!”**

## THE FEATURES

- ✓ Semi-detached home tucked away within a cul-de-sac in an idyllic village setting
- ✓ Refurbished throughout to a high standard, transforming the layout for modern family living
- ✓ Internal viewing is essential to fully appreciate the space, quality and versatility this beautiful home offers
- ✓ High-spec kitchen with Dekton worktops, integrated appliances including double oven, hob, extractor, fridge and freezer, plus walk-in pantry
- ✓ Reconfigured dual aspect lounge - offering excellent natural light and a modern finish
- ✓ Separate dining room/playroom with French doors opening to the garden - ideal for family flexibility
- ✓ 3 bedrooms on the first floor - the main bedroom includes a contemporary en-suite with walk-in shower
- ✓ Family bathroom off the hallway, oil-fired central heating and double glazing
- ✓ Double-height garage with electric roller door, power, lighting, water, pull-down ladder and loft storage
- ✓ Landscaped rear garden designed for low maintenance - features premium artificial lawn, porcelain patio and entertaining space







## THE PROPERTY

Set within the desirable village of Hockering, this refurbished home delivers space, style and practicality. Step into a welcoming hallway leading to the spacious L-shaped lounge, reconfigured to maximise both light and floor area. A second reception room offers flexibility as a formal dining space or playroom, featuring French doors that open to the garden.

The contemporary kitchen sits at the rear with high-quality units, striking Dekton worktops and a range of integrated appliances including oven, hob, extractor, full-size fridge and freezer, plus a full walk-in pantry. Also on the ground floor is a beautifully finished family bathroom with overhead shower.

Upstairs, 3 well-proportioned bedrooms are arranged off a central landing, including the main bedroom enjoying a stylish en-suite shower room. A thoughtfully updated and immaculately presented home offering flexible accommodation, excellent outdoor space and an enviable village setting - ideal for modern family life or those looking to downsize in style.

## THE OUTSIDE

To the front the driveway provides off-road parking for multiple vehicles and leads to the garage with an electric roller door. The garage is double height with loft storage space, pull-down ladder, plus mains water and power - ideal for storage, a workshop, or potential conversion. (STPP)

The rear garden measures approx. 35' x 20' max. and has been professionally landscaped for modern low-maintenance living. Set across two levels, it features high-quality porcelain tiles and premium artificial lawn. Steps lead up to a raised seating area - ideal for outdoor entertaining - all fully enclosed with fencing. A personnel door from the garage and French doors from the dining room allow easy access to this stylish outdoor space. The oil tank is discreetly located within the rear garden space.

## THE AREA

Hockering is a peaceful Norfolk village located approximately 5 miles east of Dereham and 12 miles west of Norwich, offering an ideal blend of rural charm and accessibility. Surrounded by open countryside and farmland, the village enjoys a tranquil atmosphere with a close-knit community feel. Local amenities include a primary school, village hall, and easy access to scenic walks and bridleways. Its proximity to the A47 provides convenient transport links for commuters heading to Norwich, Dereham, or further afield. With its attractive period homes, picturesque surroundings, and practical location, Hockering is perfect for buyers seeking countryside living within easy reach of larger towns and city amenities.



# HAMMOND STRATFORD

YOUR NORFOLK PROPERTY AGENT

More images coming soon...

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## DIRECTIONS

From the A47, running between Dereham and Norwich, turn off into Hockering via The Street. Turn onto Heath Road and turn right onto Bishop Herbert Close where the property can be found on the left-hand side after the bend.

## TENURE

Freehold

## LOCAL AUTHORITY

Breckland District

Council

## COUNCIL TAX BAND

C

IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.



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