



29 | Scotgate Close | Great Hockham | IP24 1PF
Offers in Excess of £250,000

BUTTERFLY
SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

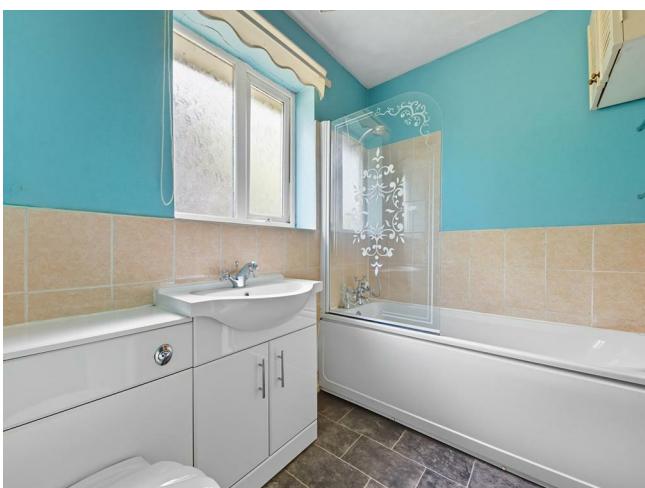
- *** Chain Free ***
- Three bedroom link-detached house, situated within a cul-de-sac
- An ideal opportunity to put your own stamp on a property
- 22'10 x 12'8 lounge/diner featuring a wood burner and patio doors opening onto the rear garden
- 16'11 Kitchen/diner positioned at the rear of the property with garden access
- Three bedrooms, including two doubles and one single
- Family bathroom off the landing and downstairs WC
- Enclosed rear garden, single garage and driveway
- Oil fired central heating & double glazed throughout
- Popular village location with easy access to the A11

About the Property

If you're searching for a home to make your own, this chain-free, three-bedroom link-detached house in the popular village of Great Hockham could be the one for you. Set within a cul-de-sac, with generous room sizes and a practical layout, it offers excellent potential. On the ground floor, there's a 22'10" dual-aspect lounge/diner with wood burner and patio doors to the enclosed rear garden, plus a 16'11" kitchen/diner, entrance hall and downstairs WC.

Upstairs, you'll find three bedrooms, two doubles and a single - all with built in storage, along with the family bathroom. The property requires updating, but its solid footprint provides the perfect base to create a fantastic home.





The Outside

The rear garden is enclosed and mainly laid to lawn, with a patio adjoining the house and planted borders around the edges. A feature pond sits at the centre, and there is also an outside tap and wood store. A gate at the back provides access to a public pathway leading towards the neighbouring primary school.

To the front of the property, there is a single garage along with driveway parking. The oil tank is also located at the front of the property.

Location Overview

Nestled in the picturesque Norfolk countryside, Great Hockham offers the best of rural living with real community spirit. The village lies about 8 miles north-east of Thetford and some 20-25 miles south-west of Norwich.

You'll find essentials in the village: a primary school, a welcoming village pub, a busy village hall hosting social activities, and walking trails through nearby woodland. For nature lovers, Great Hockham is right next to part of Thetford Forest, and there are way-marked walks and even the Great Eastern Pingo Trail close by.

For shopping, leisure and wider amenities, you're well placed. Both Thetford and Attleborough are within easy reach, and you have straightforward access to the A11 for commuting.

Directions

Head out of Great Hockham on the Watton Road. Take the second right into Scotgate Close, just before Great Hockham Primary School. Follow the road round and take the first left into a cul-de-sac. The property is located at the end on the right-hand side.

Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Disclaimer -

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding.

Referral Fees-

Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

GDPR – Personal Information

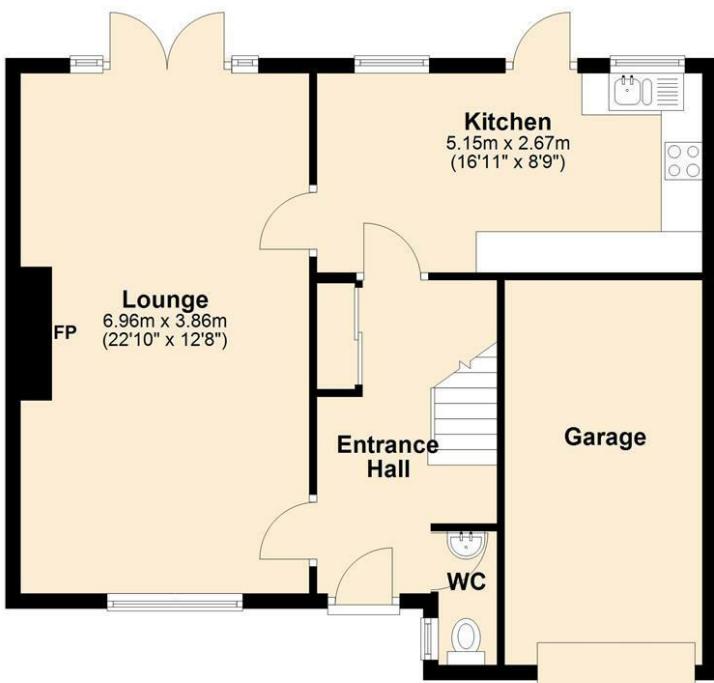
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.

Should you decide to make an offer on a property, some of the personal information you provide



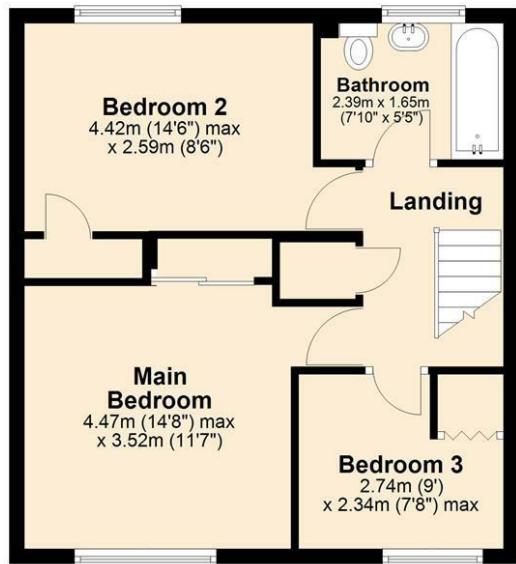
Ground Floor

Approx. 66.9 sq. metres (720.1 sq. feet)



First Floor

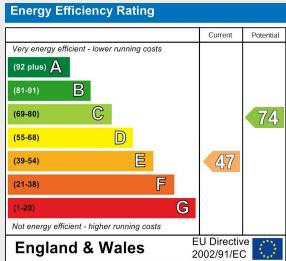
Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 108.2 sq. metres (1165.0 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.

Plan produced using PlanUp.



Tenure: Freehold

Council Tax Band: C

Local Authority: Breckland



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ

sales@butterflyhomes.co.uk

www.butterflyhomes.co.uk

01603 870870

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN



rightmove

ZOOPLA