

FOR SALE

£235,000



The Firs, The Street

Hockering, Dereham, Norfolk, NR20 3HL

SUMMARY

A fantastic opportunity awaits with this detached home, offering the perfect chance to create a truly individual family residence. In need of complete renovation, the property is ready to be transformed to suit your exact needs and lifestyle. Whether you're envisioning open-plan living, additional space or a full redesign, the existing layout of lounge, dining room, snug, kitchen and conservatory provides a solid starting point, with 3 bedrooms and a bathroom to the first floor. The scale and setting make this an exciting prospect for those looking to unlock its full potential and create something special.

THE FEATURES

- ✓ Detached 3 bedroom property offering significant scope for full renovation
- ✓ Ideal opportunity to create a bespoke family home tailored entirely to your needs and lifestyle
- ✓ Generous south-facing plot extending to approximately 0.16 acres (STMS)
- ✓ Exceptional potential to extend, reconfigure or redevelop
- ✓ Offered vacant with no onward chain, presenting a straightforward and exciting opportunity
- ✓ Flexible ground floor layout including lounge, dining room, snug, kitchen and conservatory
- ✓ Scope to create off-road parking and garage, enhancing practicality and value
- ✓ 3 first floor bedrooms and family bathroom
- ✓ Generous rear garden providing superb potential for landscaping and outdoor living
- ✓ Village setting with convenient access to Dereham, Norwich and surrounding countryside



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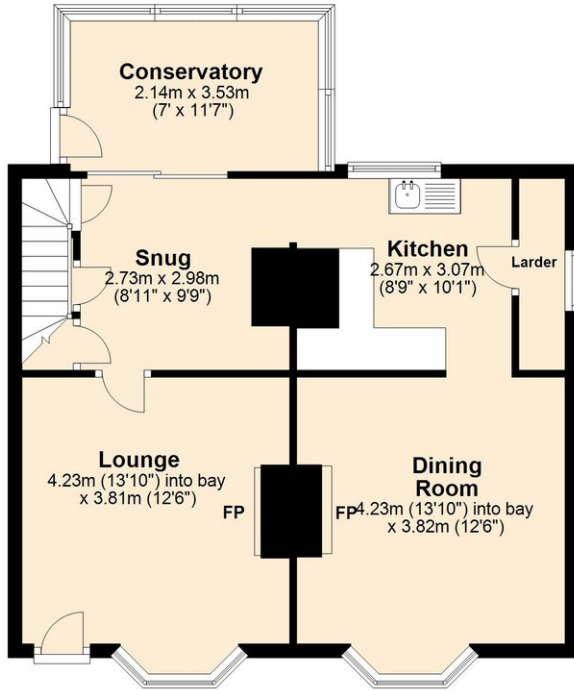


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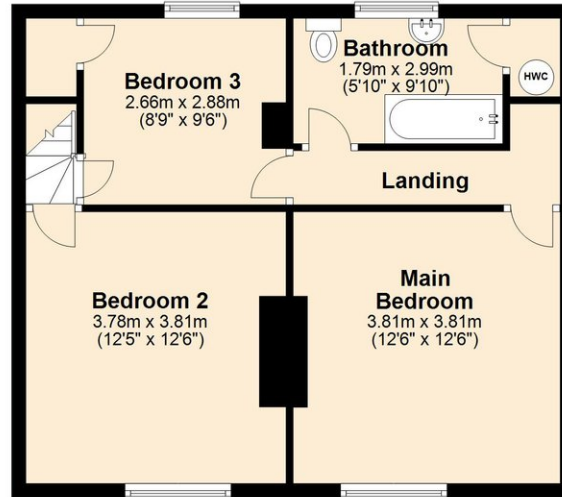
Ground Floor

Approx. 59.4 sq. metres (638.9 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.2 sq. feet)



Total area: approx. 109.6 sq. metres (1180.1 sq. feet)

THE OUTSIDE

Set within a generous plot of approximately 0.16 acres, the south-facing garden is a standout feature and offers huge potential. With ample space to landscape, extend or reimagine entirely, this outdoor area could become a stunning family garden or further enhance the property's footprint. There is also clear scope to introduce off-road parking or garaging, making this a plot that not only adds value but defines the opportunity on offer. A utility pole is located within the boundary.

AGENTS NOTE

Please be advised that some of the images used are from a previous listing. Boundary lines shown are for guidance purposes only and buyers should refer to the title plan for an accurate understanding of the property boundaries. The property currently does not hold planning permission; any development or alterations would be subject to the necessary consents.

SECTION 21, CONNECTED PERSON:

Please be advised the Seller is an employee of Hammond & Stratford Estate Agents.

DIRECTIONS

Head away from Norwich via the A47 and take the first of 2 turnings into Hockering village, which becomes The Street. Just after reaching the primary school on the right, the property can be found on the left-hand side.

TENURE

Freehold

LOCAL AUTHORITY

Breckland District Council

COUNCIL TAX BAND

TBC

ENERGY RATING

Current 1G
Potential 72C

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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