



Burrows Watton Road, Great Hockham
£350,000

Burrows Watton Road

Great Hockham, Thetford

Within the quaint village of Great Hockham, lies this charming detached residence, offering a spacious and flexible accommodation that can adapt to your family's lifestyle. Showcasing an open-plan sitting/dining room for relaxation and entertaining, an equipped kitchen for cooking your favourite meals and a light-filled conservatory with the versatility to be a home office. Accommodation consist of three bedrooms and a family bathroom. Externally, you will find a low maintenance garden and a large front lawn, with a driveway and a garage. Don't miss the chance to make this house your home.

Location

Great Hockham is a charming village located in Norfolk. It sits within the Breckland district, nestled in the heart of East Anglia. Surrounded by picturesque countryside, the village enjoys a tranquil setting with a close-knit community. Close to local shops, healthcare facilities, bus routes and a good Ofstead rated primary and nursery school. Great Hockham is conveniently positioned between the towns of Thetford and Attleborough, offering a peaceful rural lifestyle while still being accessible to larger urban areas. The village is known for its historical significance, with several buildings dating back to earlier centuries, as well as its proximity to nature reserves, providing residents and visitors with ample opportunities for outdoor activities.





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Welcome inside where you are greeted by a bright and airy entrance hall, with space to store your outdoor wear. Complemented by a WC, for convenience and ease. Positioned at the front of the residence is an open-plan sitting/dining room, perfect for your comfortable furniture and dining set-up, encouraging relaxation and entertaining. The kitchen is equipped with wall and base units, appliances and plenty of storage space, to enhance your cooking experience. A highlight of the home is a sun-lit conservatory, offering panoramic views of the garden. This space can be versatile, with the option to be a playroom, dining area or additional reception space.

Ascend to the first floor where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a home office, dressing room or storage, depending on your own preferences and style. The bathroom comprises of a three piece suite, including a bathtub with shower attachment, a hand basin and a WC, accommodating all residents in the household.





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Towards the rear is a low maintenance landscaped garden that is primarily artificial lawn, with a shingled area and a raised decked terrace for your outdoor seating arrangements. There is plenty of space for a timber shed, summerhouse or a greenhouse, for storing your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence you'll find a large laid to lawn, a paved driveway providing off-road parking and a garage with an electric roller door and loft space for storage options.

Agents Notes

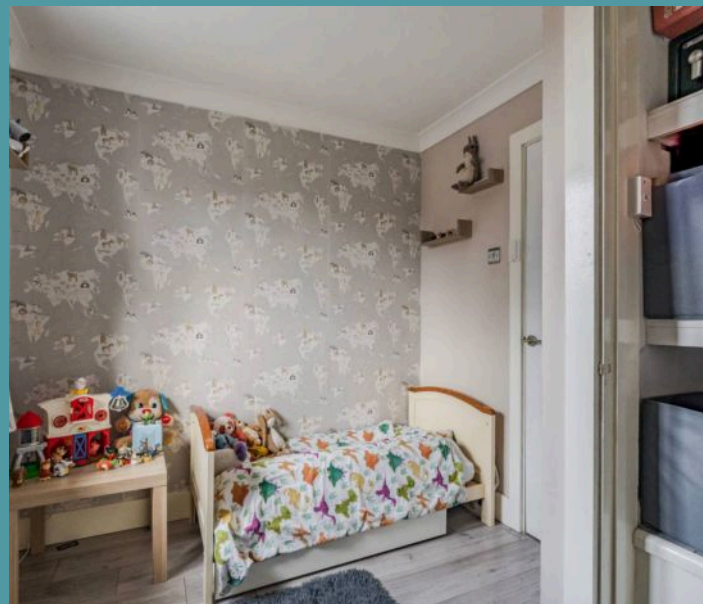
We understand that this property is freehold.

Connected to mains water and electricity.

Heating system - Oil.

Nest home smart heating system.

Council Tax Band: C





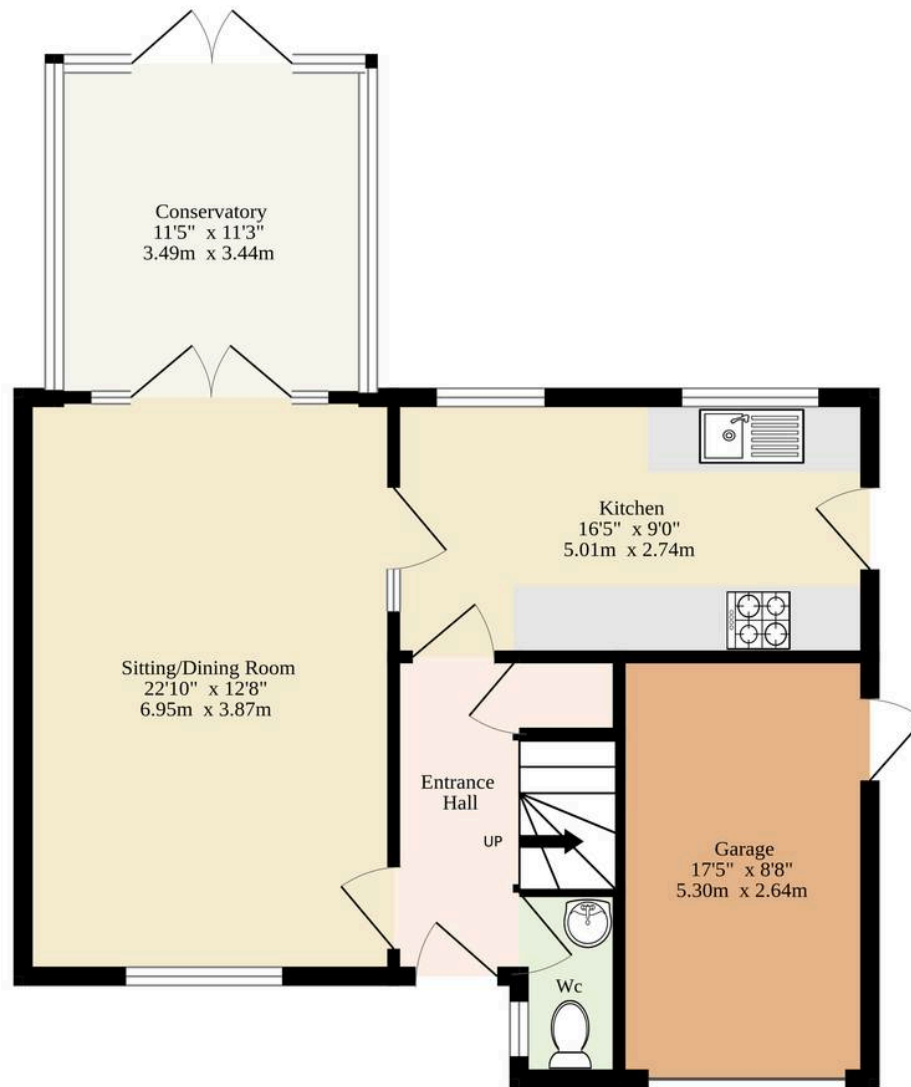
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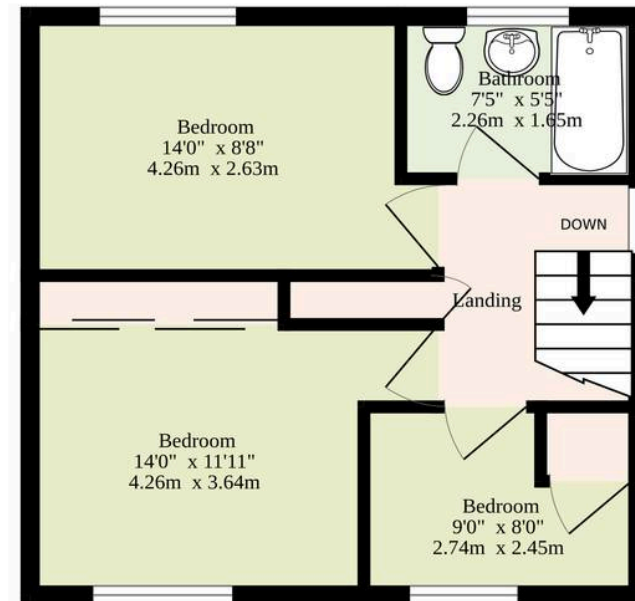
- Detached residence in the quaint village of Great Hockham
- Family home with spacious and flexible accommodation that can adapt to your own preferences
- Open-plan sitting/dining room, inviting relaxation and entertaining
- Equipped kitchen featuring wall and base units, appliances, and plenty of storage for all your cooking needs
- Light-filled conservatory offering a versatile space that can be used as a home office, playroom, or additional reception area
- Three bedrooms and a family bathroom
- Low maintenance garden that is primarily artificial lawn with a shingled area and a raised decked terrace for outdoor seating, fully enclosed for privacy
- Driveway providing off-road parking and a garage for storage options
- Nest home smart heating system
- Great Hockham has easy access to Thetford and Attleborough, offering a wide range of amenities



Ground Floor
795 sq.ft. (73.9 sq.m.) approx.



1st Floor
453 sq.ft. (42.1 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1249 sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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