

## 8 Home Farm Park, Great Hockham - IP24 1NN

£230,000 Freehold

Located in a peaceful village, this two-bedroom mid-terrace barn conversion offers a comfortable living space with charming character features, including exposed wooden beams. The property boasts a bright lounge with a cosy fireplace, a well-equipped kitchen, and a family bathroom with an overhead shower. Outside, the low-maintenance rear garden provides a private space for relaxation, complete with two storage sheds. Off-road parking is provided by a driveway and an En Bloc garage. Ideal for those seeking a home with character and practicality in a quiet village setting.



## Location

Home Farm Park is situated in the village of Great Hockham, surrounded by countryside while offering convenient access to local amenities. The village has a strong sense of community, with a pub, primary school, and village green. Thetford Forest is nearby, providing walking and cycling routes, while the A11 offers easy connections to Thetford, Norwich, and beyond. For everyday needs, the nearby market towns of Watton and Attleborough provide supermarkets, shops, and additional services, making this a well-connected yet peaceful location.

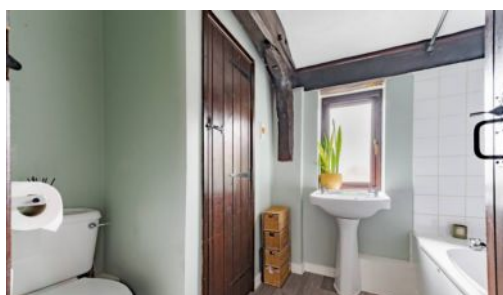


## Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity and drainage.

Heating system- Oil Central Heating

Council Tax Band- B





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### Home Farm Park, Great Hockham

Step into the hall, where you will find a convenient storage cupboard.

The well-appointed kitchen is a highlight of this home, showcasing modern white gloss cupboards, wood effect countertops, a tiled backsplash, an electric oven with a hob, and a stainless steel cooker hood. The space also includes plumbing for a washing machine and dishwasher, making kitchen chores a breeze.

A bright lounge/diner provides a versatile space for relaxation or entertaining. Natural light fills the room, complemented by a cosy fireplace that adds warmth and character. French doors open to the private enclosed rear garden, offering easy access to outdoor space.

Make your way upstairs to find two bright and spacious bedrooms with charming exposed wooden beams. The master bedroom is a comfortable double and benefits from a built-in storage cupboard.

Completing the upper level, the family bathroom offers a relaxing space with a tiled backsplash around the bath and an overhead shower attachment. An airing cupboard provides extra storage for linens and essentials.





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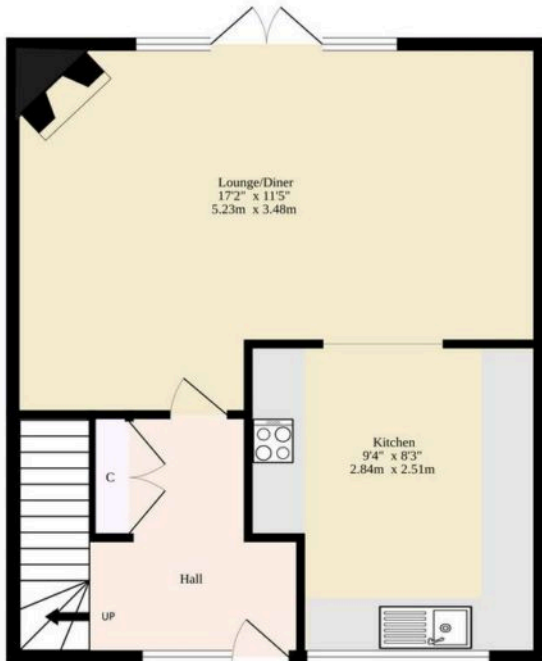
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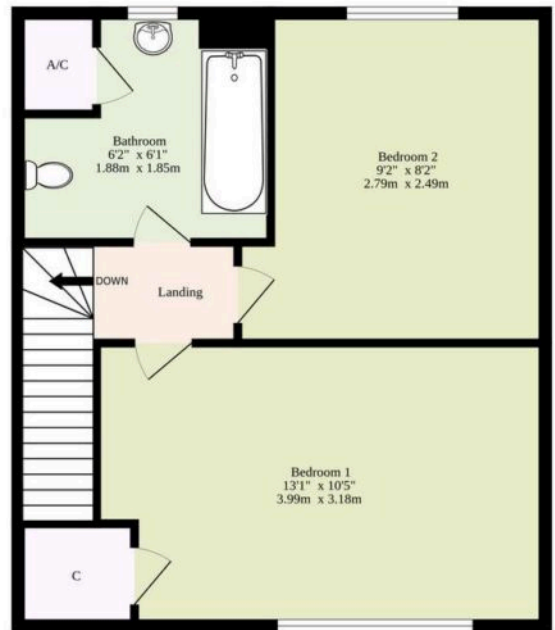
Outside, the low-maintenance enclosed rear garden provides a private space for outdoor relaxation. With artificial grass, a tiled covered seating area, and two storage sheds, this garden is perfect for outdoor dining or simply unwinding in the fresh air.



Ground Floor  
354 sq.ft. (32.9 sq.m.) approx.



1st Floor  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 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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