



Minors & Brady  
DEREHAM  
FOR SALE  
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30 Manor Close, Hockering  
Dereham



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# 30 Manor Close

Hockering, Dereham

Placed in the picturesque village of Hockering, this charming semi-detached house offers a peaceful rural lifestyle with excellent connectivity to nearby towns and cities. Situated on Manor Close, the property benefits from a private driveway with off-road parking and an electric vehicle charger point for modern convenience. Inside, spacious living areas include a large sitting room, separate dining room, and a well-equipped kitchen, perfect for family life and entertaining. Upstairs, two comfortable bedrooms flank a centrally located bathroom, providing a practical and thoughtful layout. The private garden boasts a lawn, covered canopy, shed, and patio area, creating an ideal outdoor space. This property presents a fantastic opportunity for first-time buyers seeking a tranquil village home with easy access to essential amenities and excellent transport links.

- Approach via private driveway providing off-road parking
- Electric vehicle charger point installed for modern convenience
- Welcoming porch entrance leading into the spacious interior
- Large sitting room and separate dining room ideal for family living and entertaining
- Well-equipped kitchen offering plenty of space for meal prep
- Two comfortable bedrooms located off the landing, separated by a centrally positioned bathroom
- Charming, private outdoor garden featuring a well-maintained lawn, covered canopy, useful shed, and a patio area



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# 30 Manor Close

Hockering, Dereham

## The Location

Manor Close in Hockering is a picturesque village lane set in the heart of rural Norfolk, offering a quiet lifestyle while maintaining excellent connections to nearby towns and cities. Located just under 6 miles east of Dereham and approximately 10 miles west of Norwich, Hockering benefits from direct access to the A47, making commuting straightforward.

The village itself offers essential amenities including a well-regarded primary school, Hockering Church of England Primary Academy, along with a local pub and village hall. For more extensive shopping, leisure, and healthcare facilities, residents can travel to Dereham, which features supermarkets, GP surgeries, dental clinics, and a community hospital.

Norwich, a short drive away, provides comprehensive urban amenities including a major hospital, university, and railway station with links to London and beyond. Public transport options include regular bus services connecting Hockering to surrounding towns, while Norwich International Airport is reachable in under 30 minutes by car. The combination of rural charm, community spirit, and strategic accessibility makes Manor Close in Hockering a highly desirable location.



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# 30 Manor Close

Hockering, Dereham

## Manor Close, Hockering

This charming semi-detached house is located in the quiet village of Hockering, offering a peaceful and welcoming environment. Approached via a private driveway, the property provides convenient off-road parking along with an electric vehicle charger point, perfect for modern living.

Inside, you are greeted by a porch entrance that leads into a spacious sitting room and a separate dining room, both ideal for comfortable family living and entertaining guests. The kitchen is well-equipped and offers ample space for meal preparation.

Upstairs, there are two good-sized bedrooms located off the landing, with a centrally positioned bathroom between them for easy access. The house benefits from a private and charming outdoor garden space, featuring a lawn, a covered canopy, a practical shed, and a patio area — great for relaxing or hosting outdoor gatherings.

This property represents a fantastic opportunity for first-time buyers seeking a home in a tranquil village setting with practical and modern amenities. It is ready to welcome its new owners and is well worth a viewing.

### Agents Note

Sold Freehold





Ground Floor  
517 sq.ft. (48.0 sq.m.) approx.

1st Floor  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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