



14 Hockering Lane, Bawburgh

Norwich

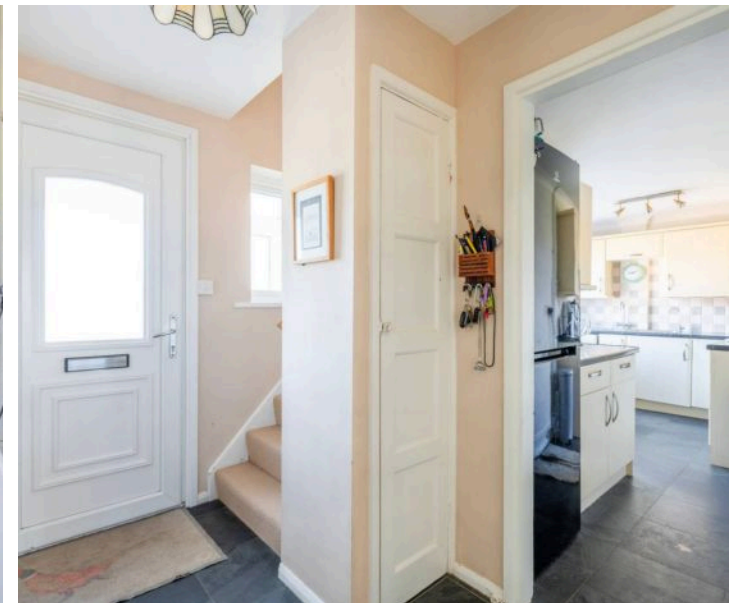


Minors & Brady

14 Hockering Lane

Bawburgh, Norwich

At the end of a quiet cul-de-sac within a rural Norfolk village, this mid-terrace home combines practical living with countryside charm. This charming mid-terrace home in Bawburgh offers a bright, airy interior with three comfortable bedrooms, a well-appointed kitchen, and a light-filled garden room that seamlessly connects indoor and outdoor living. Set in a rural location with easy access to scenic walking routes, the property enjoys uninterrupted views over rolling fields from the rear bedrooms and garden. Perfect for families, first-time buyers, or investors, it also features practical touches such as a utility room, built-in storage, a private south-facing garden with patio, and off-road parking for multiple vehicles —combining countryside charm, convenience, and everyday comfort in one inviting home.



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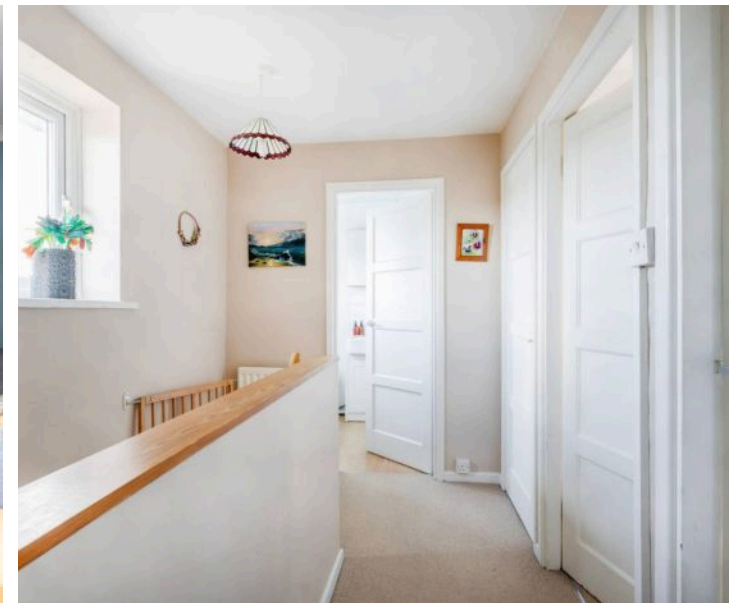


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14 Hockering Lane

Bawburgh, Norwich

- Mid-terrace residence positioned at the end of a quiet cul-de-sac, in the Norfolk village of Bawburgh
- Overlooks open countryside fields to the rear, providing uninterrupted rural views
- Bright and airy entrance hall with a welcoming porch, convenient WC, and built-in storage
- Well-appointed kitchen with quality wall and base cabinetry, freestanding oven, integrated dishwasher, space for fridge/freezer, and a pantry cupboard
- Utility room offering practical space for laundry appliances and additional storage
- Spacious sitting room featuring a traditional decorative fireplace, perfect for relaxation and entertaining
- Light-filled garden room that extends the reception area and brings the outdoors into the home
- Three comfortable bedrooms, two with built-in storage, with rear bedrooms enjoying views of the fields
- Family bathroom with a three-piece suite and heated towel rail, accommodating the needs of all residents
- Private rear garden with a patio area, laid-to-lawn space, timber storage shed, and off-road parking for multiple vehicles at the front



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Location

Hockering Lane is a peaceful residential street in the charming Norfolk village of Bawburgh, just a few miles west of Norwich. The lane enjoys a semi-rural setting, surrounded by open fields and traditional village homes, while still providing convenient access to everyday amenities. Families benefit from the nearby Bawburgh Church of England Primary School, which serves local children with a strong sense of community and small-class teaching. For shopping, residents typically visit the nearby villages of Costessey or Hethersett, which offer convenience stores, supermarkets, and local boutiques, while Norwich city center is within easy reach for larger retail and leisure options.

Healthcare needs are supported by nearby GP practices and dental clinics in Costessey or Norwich, ensuring access to primary and specialist care. Transport links include local bus routes connecting Bawburgh to Wymondham and Norwich, as well as proximity to the A47 and A11, providing straightforward road access to surrounding towns and the wider Norfolk region.



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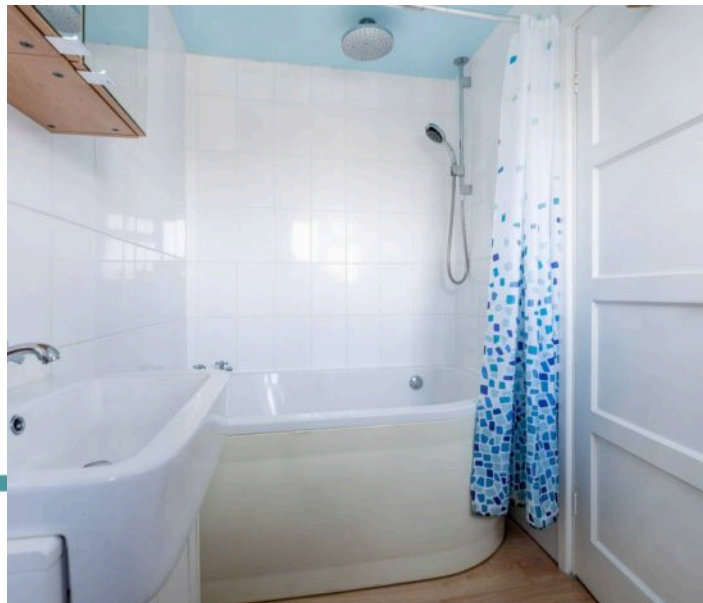
Bawburgh, Norwich

A bright and welcoming porch leads into the entrance hall, where a convenient WC and built-in storage provide practical touches for modern living. The kitchen is thoughtfully equipped with quality wall and base cabinetry, a freestanding oven, an integrated dishwasher, and space for a fridge/freezer, while a handy pantry cupboard keeps your cooking essentials neatly tucked away. The utility room offers a functional space for laundry appliances and additional storage, keeping the home organised and efficient.

The spacious sitting room is designed for both relaxation and entertaining, with ample room for comfortable seating and a dining area, enhanced by the warmth and character of a traditional decorative fireplace. Sliding doors open into a light-filled garden room, seamlessly extending the reception space and providing a bright, airy setting to enjoy the outdoors from the comfort of home.

Upstairs, three well-proportioned bedrooms offer comfort and privacy, with two featuring built-in storage. The rear bedrooms enjoy uninterrupted views over the countryside. The family bathroom, fitted with a three-piece suite and a heated towel rail, accommodates the needs of all household members.

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Bawburgh, Norwich

Outside, the private south-facing garden is beautifully maintained, featuring a patio for alfresco seating and a laid-to-lawn area for leisure and play. A timber storage shed provides additional practicality, while a picket fence frames the rear, preserving the open views of the surrounding fields. At the front, a shingle driveway offers ample off-road parking for multiple vehicles.

This charming mid-terrace home in Bawburgh combines countryside views, versatile living spaces, and thoughtful amenities to create a property perfect for modern family life or as a smart investment.

Agents note

Freehold

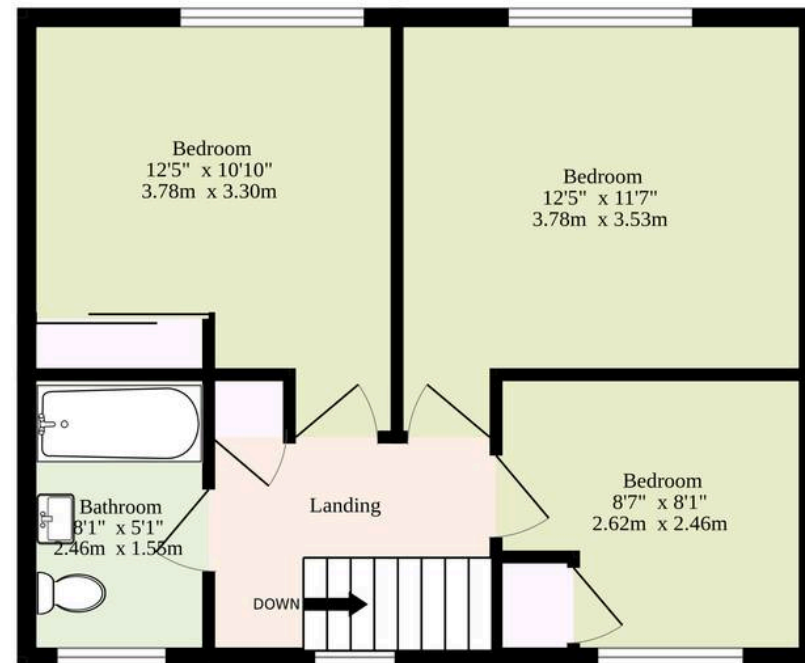


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
611 sq.ft. (56.8 sq.m.) approx.



1st Floor
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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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Meet *Tristan*
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