



5 Bishop Herbert Close, Hockering

Dereham



Minors & Brady



## 5 Bishop Herbert Close

Hockering, Dereham

At the centre of a comprehensive refurbishment, this three-bedroom home in Hockering has been carefully reshaped to deliver modern comfort alongside everyday functionality. Thoughtful renovation work has completely redefined the interior, resulting in clean lines, contemporary finishes and a bright, welcoming atmosphere throughout. The kitchen stands out with its U-shaped layout, contrasting cabinetry and integrated appliances, offering both visual impact and practical design. Living spaces flow well, with a generous sitting room complemented by a dining area that opens directly onto the garden, creating an easy connection between indoor and outdoor living. Upstairs, the bedrooms continue the modern theme, with the master benefitting from a stylish ensuite. Outside, the transformed garden provides a low-maintenance yet impressive setting, well suited to both relaxation and family life. With ample parking and the addition of a garage/workshop, this home is as practical as it is appealing.

- Fully refurbished three-bedroom home in the village of Hockering
- Ample off-road parking plus garage/workshop
- Entrance hall setting the tone for the modern interior
- Striking U-shaped kitchen with contrasting units and plinth lighting
- Integrated appliances for a streamlined, contemporary finish
- Large sitting room with wrap-around layout and dual aspect windows
- Modern ground floor bathroom with wood-inspired aesthetic
- Bright dining room with patio doors leading to the garden
- Master bedroom with modern ensuite plus two further bedrooms
- Enclosed, low-maintenance garden with patio, tiered layout and artificial grass







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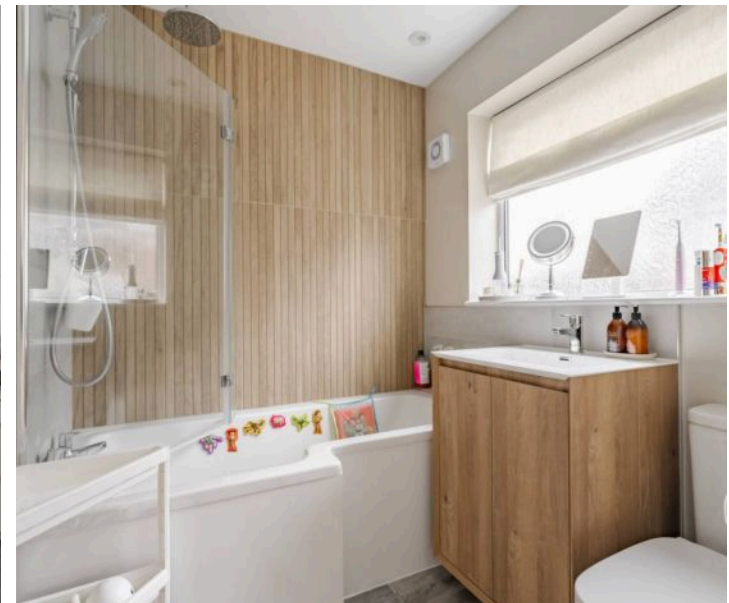
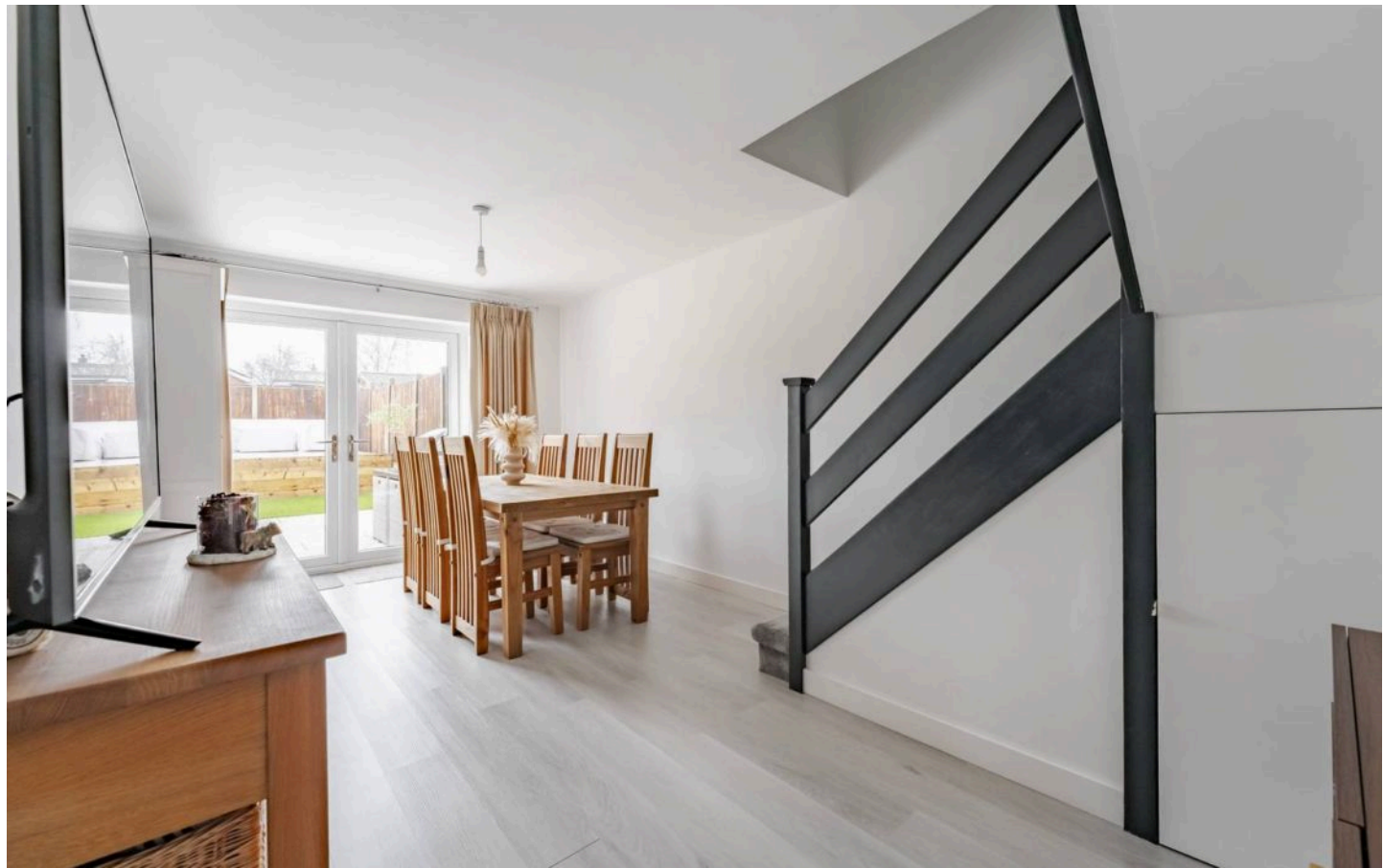
### The Location

Hockering is a highly desirable Norfolk village that perfectly balances rural charm with everyday convenience. Surrounded by open countryside, the village offers a peaceful, community-focused lifestyle while still being exceptionally well connected. Easy access to the A47 makes travel straightforward, providing direct routes to the historic city of Norwich and a range of surrounding towns and villages.

The village itself is well served by local amenities, including a primary school, village shop, post office and places to enjoy the strong sense of local community. Hockering retains a genuine rural character, with scenic walks, open green spaces and a welcoming village atmosphere that appeals to families, commuters and those seeking a quieter pace of life.

Norwich lies approximately 11 miles away, offering extensive shopping, dining, cultural attractions and transport links via both train and bus stations. The nearby market town of Dereham, around 7 miles away, provides further amenities, supermarkets and leisure facilities. Regular bus services run through the village, connecting Hockering to neighbouring communities where additional services such as doctors' surgeries, pharmacies and dentists can be found.

Overall, Hockering presents an attractive location for those looking to enjoy countryside living without sacrificing accessibility or essential amenities.



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Hockering, Dereham

## Bishop Herbet Close, Hockering

This fully refurbished three-bedroom home in the sought-after village of Hockering has been completely transformed from top to bottom, offering a fresh, modern feel throughout while remaining practical and welcoming. With ample off-road parking and a smart exterior, the property makes a strong first impression and clearly reflects the quality of work carried out inside.

You are welcomed through an entrance hall that immediately sets the tone, with clean lines and a bright, contemporary finish. The kitchen is a real feature of the home, designed in a spacious U-shape that is both practical and visually striking. Contrasting cabinets and work surfaces give it depth and character, while integrated appliances keep everything streamlined and clutter-free.

Subtle plinth lighting adds a warm touch of ambience, making this a space that works just as well in the evening as it does during the day.

The sitting room is generously sized and wraps around the corner, creating a flexible living space that feels open yet cosy. Dual windows allow plenty of natural light to flow through, enhancing the sense of space and making it ideal for both relaxing and entertaining. On the ground floor there is also a beautifully finished bathroom, combining a modern design with a tasteful wood aesthetic and high-quality sanitaryware, giving it a classy, hotel-style feel.



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To the rear, the dining room continues the fresh, airy atmosphere and benefits from patio doors that open directly onto the garden, creating an easy connection between indoor and outdoor living. Stairs rise from here to the first floor, where the refurbishment continues seamlessly.

There are three well-proportioned bedrooms, including a modern master bedroom with its own stylish ensuite, finished to the same high standard as the rest of the house.

Outside, the garden has been just as thoughtfully redesigned. A patio area provides the perfect spot for outdoor dining, leading up to a tiered garden with artificial grass that looks the part all year round while remaining low maintenance – exactly what many buyers are looking for. The space is well enclosed, making it ideal for children and pets to enjoy safely.

Completing the picture is a garage/workshop, offering useful storage or a practical workspace.

Overall, this is a home that has been carefully and thoroughly updated, with no corners cut. It offers modern living, attractive outdoor space and a great village location, making it a genuinely appealing property for a wide range of buyers.

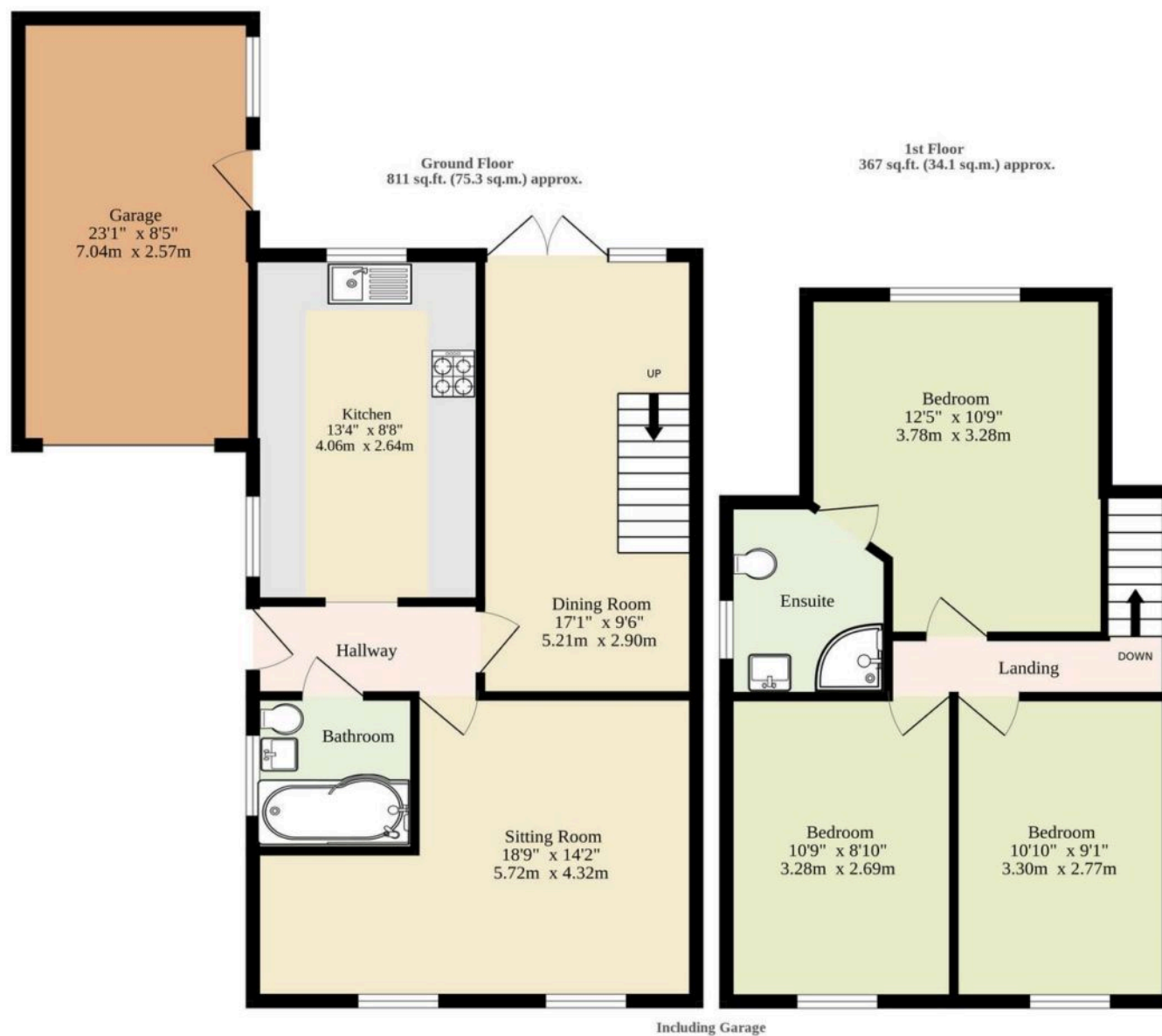
### Agents Note

This property will be sold freehold.

Connected to oil-fired heating, alongside mains water, electricity and drainage.



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Including Garage

TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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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