



4 Manor Close, Hockering
Dereham

Minors & Brady

4 Manor Close

Hockering, Dereham

Life in Hockering offers a gentle balance of village charm and everyday convenience, and this link-detached residence captures that rhythm beautifully. Presented in turn-key condition, the home unfolds with spacious, adaptable accommodation designed to suit modern family life, with light-filled living areas, four comfortable bedrooms and a generous garden that encourages time outdoors. With ample off-road parking, an integral garage and a layout that flows with ease, this is a home shaped as much around lifestyle as it is around space.



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- Link-detached residence located in the sought-after Norfolk village of Hockering
- Turn-key condition, showcasing spacious and flexible accommodation that can easily adapt to your family's preferences and style
- Comfortable sitting room accentuated by a front-facing window and a modern fireplace, flowing into the kitchen/dining room
- Kitchen/dining room at the heart of the home, creating a seamless transition between both reception rooms, suitable for everyday living and entertaining
- Kitchen is equipped with quality cabinetry, an integrated oven, an induction hob, a dishwasher and a fridge/freezer
- Family room that extends the reception space, with French doors that open out to the garden
- Four bedrooms offering the utmost comfort and privacy, one is a master bedroom flaunting a private en-suite and a dressing room
- Family bathroom comprising of a contemporary three-piece suite and a ground-floor WC
- A large, private garden featuring a patio for seating arrangements, a sweeping laid to lawn and multiple storage sheds
- A shingle driveway providing off-road parking for multiple vehicles and an integral garage for storage options



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Location

Manor Close is situated in the sought-after Norfolk village of Hockering, a peaceful yet well-connected location between Dereham and Norwich. The village has a small but convenient range of local amenities, including a village shop and post office, a traditional pub, a garage, and a village hall hosting community events.

Outdoor leisure is easily accessible with a recreation ground, play area, and surrounding lanes and footpaths ideal for walking, cycling, or exploring the Norfolk countryside. Hockering Church of England Primary Academy provides nearby schooling for younger children, while secondary education can be found in Dereham at schools such as Neatherd High School and Dereham Sixth Form College.

The village benefits from practical transport links: regular bus services connect Hockering to Dereham and Norwich, while the A47 provides quick access for drivers. Dereham, under 7 miles away, offers supermarkets, high street shops, restaurants, and healthcare facilities, with Norwich reachable in around 25 minutes, providing wider shopping, leisure, and cultural opportunities. The location combines a tranquil, rural lifestyle with everyday convenience, appealing to families and commuters.



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Set within the sought-after Norfolk village of Hockering, this link-detached residence offers an easy, well-balanced way of living, where space, light and flexibility come together in a home that feels ready from day one.

The house opens into a welcoming entrance hall that immediately sets the tone, bright, airy and practical, with a discreetly positioned WC for everyday convenience. From here, the sitting room provides a calm and comfortable retreat, centred around a modern fireplace and framed by a front-facing window that draws in natural light. This space flows naturally into the kitchen and dining room, creating a layout that feels both connected and considered.

At the heart of the home, the kitchen/dining room is designed for modern family life and relaxed entertaining alike. Quality cabinetry sits alongside integrated appliances, including an oven, induction hob, dishwasher and fridge/freezer, offering a clean, uncluttered aesthetic with everything close to hand.

The arrangement allows for easy movement between the main reception spaces, making it as practical for weekday routines as it is for hosting friends and family.

Extending the living space further, the family room provides a versatile additional reception area, with French doors opening directly onto the garden and encouraging a natural connection between indoors and out. A separate utility room adds further functionality, accommodating laundry appliances and offering valuable additional storage.



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Upstairs, four well-proportioned bedrooms provide comfort and privacy for all. The principal bedroom enjoys the benefit of its own dressing room and a contemporary en-suite, complete with a three-piece suite, including a walk-in shower. The remaining bedrooms are served by a family bathroom fitted with a bath, hand wash basin and WC, finished in a clean, timeless style.

Outside, the garden is both generous and private, featuring a patio area ideal for seating, a sweeping lawn and multiple storage sheds, allowing the space to be enjoyed and used in a variety of ways. To the front, a shingle driveway provides off-road parking for several vehicles, complemented by an integral garage offering further storage options.

Altogether, this is a home that blends village living with modern comfort, adaptable, well cared for and thoughtfully laid out, ready to support both everyday life and the quieter moments in between.

Agents Note

Freehold

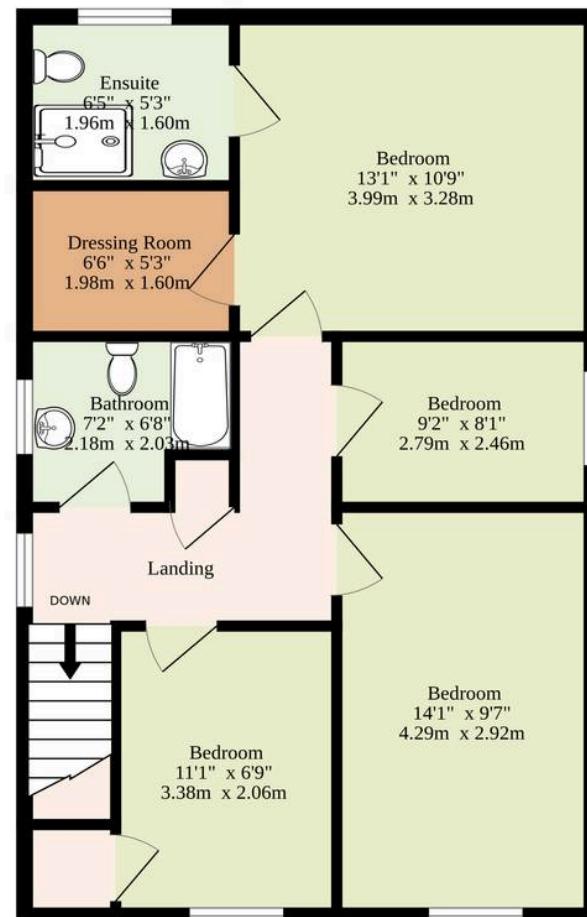


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Ground Floor
1037 sq.ft. (96.3 sq.m.) approx.



1st Floor
597 sq.ft. (55.5 sq.m.) approx.



Total Sqft Includes The Garage

TOTAL FLOOR AREA : 1634 sq.ft. (151.8 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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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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