



3 Canary Close, Hockering

Dereham



Minors & Brady

### 3 Canary Close

Hockering, Dereham

This detached Hopkins-built home, constructed in 2018 and designed in a neo Georgian style, offers well-proportioned and carefully arranged accommodation suited to modern family living. Positioned within a quiet cul-de-sac in the village of Hockering, the property combines a traditional exterior with a practical internal layout, providing multiple reception spaces, four bedrooms, and a good level of storage throughout. The home is well presented and ready to move into, with a layout that supports both everyday routines and more social use of the space.

Its design and overall condition make it a strong option for buyers seeking a modern home with a more classic appearance, without the need for further work.



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Hockering, Dereham

- Guide price: £425,000 - £450,000
- Detached Hopkins built home with a neo Georgian design
- Spacious lounge extending through to a conservatory overlooking the garden
- Well presented kitchen with ample storage and worktop space
- Separate utility room providing additional storage and laundry space
- Four well proportioned bedrooms, including a principal bedroom with en suite
- Ground floor WC alongside a first floor family bathroom
- Enclosed and private rear garden offering outdoor space for seating and entertaining
- Garage and driveway providing off road parking and additional storage
- Positioned within a quiet cul de sac in the village of Hockering, with access to local amenities and surrounding areas

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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Hockering, Dereham

### Location

Situated within a quiet residential setting in the village of Hockering, Canary Close offers a well-placed location with convenient access to both countryside surroundings and nearby amenities. Hockering itself benefits from a primary school, village hall, and a local pub, while the neighbouring villages and towns provide additional everyday essentials. The market town of Dereham is just a short drive away, offering supermarkets, healthcare services, schooling, and leisure facilities.

The area is also well positioned for access to Norwich via the A47, making it a practical choice for those needing to commute while still enjoying a more rural setting. Surrounding countryside provides a range of walking routes and open green spaces, adding to the appeal for those who enjoy outdoor living.

### Canary Close

Stepping inside, the entrance hall creates a welcoming first impression, with stairs rising to the first floor and access through to the main living areas. The lounge is positioned to one side and offers a generous living space, with room for a range of furniture. This area extends through to the conservatory at the rear, which provides an additional reception space overlooking the garden and allowing for plenty of natural light.



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The kitchen is arranged separately and fitted with a range of units and worktop space, supporting day to day cooking and preparation. A utility room sits just off the kitchen, offering additional storage and laundry space, along with access to the outside. A ground floor WC is also positioned off the hallway for convenience.

Upstairs, the landing provides access to four bedrooms, all of which are well proportioned and include built in storage. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a bath, hand wash basin, and WC.

Externally, the property benefits from an enclosed and private rear garden, providing a practical outdoor space for seating, entertaining, or everyday use. To the front, a driveway provides off road parking and leads to a garage, offering additional storage.

### Agents Notes

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

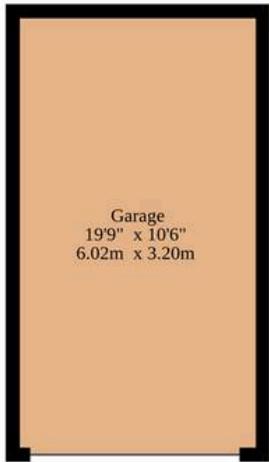
Maintenance charge - £240 p/a

Council tax band - D

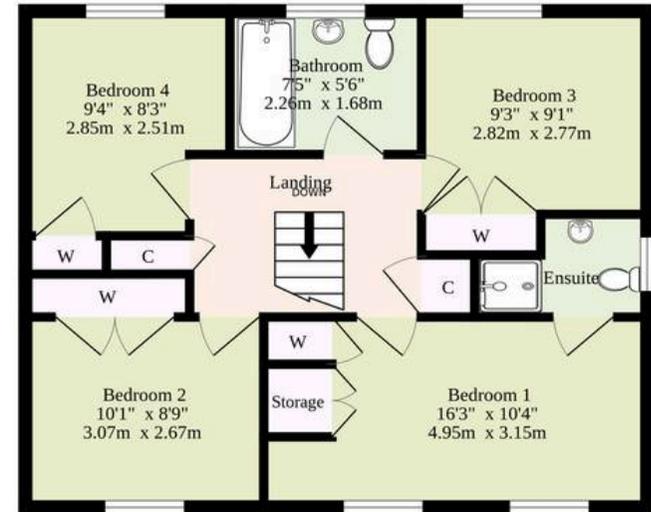


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**Ground Floor**  
1363 sq.ft. (126.6 sq.m.) approx.



**1st Floor**  
596 sq.ft. (55.4 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 1959 sq.ft. (182.0 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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## Minors & Brady

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