



Hill Crest Bungalow Hook Lane, Cranworth

Thetford



Minors & Brady

Hill Crest Bungalow Hook Lane

Cranworth, Thetford

Life here moves at an unhurried pace, with open countryside on the doorstep and a sense of space throughout both the home and its grounds. Offered chain free, this detached bungalow sits within approximately one acre in the Norfolk village of Cranworth (stms), approached via gated access and a long shingle driveway with established gardens wrapping around the property. Inside, the accommodation is light and well balanced, with a welcoming entrance hall, a country-style kitchen with original tiled flooring, triple-aspect views, Rangemaster oven and Butler sink, a comfortable sitting room with open fireplace and a separate dining room. Energy efficiency is supported by solar panels and battery storage, while outside the grounds include productive planting areas, fruit trees, greenhouse and chicken run, together with a historic bomb shelter and substantial outbuildings providing storage, workshop space and an electrically powered garage. With clear potential to extend, convert or develop further, subject to the necessary permissions, this is a home offering flexibility and opportunity in a well-regarded rural setting.

Agents Notes

Freehold Connected to mains electricity. This property has a borehole, with a fixed charge (£180 every 6 months). Septic tank.

Oil central heating system, located in the neighbours garden.

Double bonded oil tank 2500L.

This property has an air purifier installed.

This property holds a good neighbour covenant is intended to encourage reasonable efforts to avoid undue disturbance to neighbours and shall be interpreted in a fair and reasonable manner.

M&B



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- Offered chain free
- Detached bungalow proudly positioned on a substantial plot of approx. one acre, in the rural Norfolk village of Cranworth
- Energy efficient with solar panels and battery storage providing an annual feed-in tariff for low-cost electricity
- Development potential with the opportunity to extend the residence, convert the outbuildings or build on the plot (subject to necessary permissions)
- Kerb appeal with gated access to a long shingle driveway that wraps round to the rear and beautifully maintained gardens
- Country-style kitchen with original tiled flooring, a triple-aspect view, a Rangemaster oven, a Butler sink and areas for appliances
- Comfortable living room accentuated by an open fireplace and a formal dining room for family meals or entertaining
- Three bedrooms offering comfort and privacy, one of which is complemented by built-in wardrobes
- Expansive, sectioned garden featuring a concrete area for the solar panels, a lawn with vegetable patches, a greenhouse, fruit trees, a chicken run and a historic bomb shelter
- Two substantial outbuildings, measuring 75 ft and 62 ft, are currently utilized for storage, accompanied by a workshop and an electrically powered garage



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Hook Lane in Cranworth is a quiet rural lane in mid-Norfolk, set within open farmland a short distance from the small village core. It feels very much like countryside living rather than a defined village street, with properties spaced out and little passing traffic beyond residents and farm vehicles. The nearest town is Watton, which is the practical hub for shopping and services, offering multiple supermarkets, small independent shops, GP services, cafés and takeaways. Dereham is a further option in the opposite direction, with a broader range of supermarkets and general retail, along with leisure facilities and additional services.

The closest primary options are in surrounding villages such as Garvestone and Hingham, with further choices in Watton and Dereham. Secondary education is typically accessed in Watton or Dereham as well, meaning school travel is part of daily life for families in the area rather than something within walking distance. The nearest railway stations are in Attleborough and Wymondham, both requiring a drive, and providing links towards Norwich, Cambridge and London.

In terms of lifestyle, Hook Lane suits people looking for space, quiet and a countryside setting rather than convenience on the doorstep. It's the kind of location where daily routines revolve around driving to nearby towns for essentials, while at home the environment is calm, low-density and largely free from noise or through traffic.



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Offered chain free, this detached bungalow is set within a plot of approximately one acre, occupying a peaceful position within the rural Norfolk village of Cranworth (stms). Surrounded by open countryside, the property presents an opportunity to acquire a home with both immediate comfort and clear scope for future enhancement.

Approached via gated access, the property makes a strong first impression. A long shingle driveway extends through the grounds and wraps around to the rear, providing extensive parking and a sense of privacy from the outset. The gardens are well maintained and thoughtfully arranged, featuring maintained lawns, established hedging and colourful planting.

Internally, the accommodation is well laid out and filled with natural light. A welcoming entrance hall creates an inviting introduction, with space for coats and outdoor wear, alongside a conveniently positioned WC. From here, the layout flows naturally into the main living areas.

The kitchen is designed in a traditional country style, featuring original tiled flooring that adds both texture and authenticity. With windows on three sides, the room enjoys a bright and open aspect throughout the day. It is fitted with a Rangemaster oven and Butler sink, with additional space for appliances, creating a functional and sociable setting for daily use.



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The sitting room is centred around an open fireplace, offering a comfortable and characterful living space, while the formal dining room provides a dedicated area for family meals and entertaining, with proportions that allow for both everyday use and larger gatherings.

The grounds are a notable feature, arranged into a series of defined areas that support a variety of uses. A concrete section accommodates the solar panel system, which, together with battery storage, contributes to the property's energy efficiency and provides an annual feed-in tariff for low-cost electricity. The wider garden includes lawned areas, vegetable patches, a greenhouse, established fruit trees and a chicken run, offering an environment suited to those interested in growing produce or outdoor living. A historic bomb shelter adds a distinctive and unusual element to the grounds.

Further enhancing the property are two substantial outbuildings, currently used for storage and incorporating internal store areas. These are complemented by a workshop and an electrically powered garage, providing flexibility for a range of practical uses or future adaptation, subject to the necessary consents.

In addition to its current arrangement, the property offers development potential, with scope to extend the main residence, convert the outbuildings or explore further building within the plot, all subject to the appropriate planning permissions.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		98
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

Ground Floor

1634 sq.ft. (151.8 sq.m.) approx.



Sqft Includes The Garage, Workshop And The Shed.

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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