



6 Yew Tree Court, Hockering

Minors & Brady

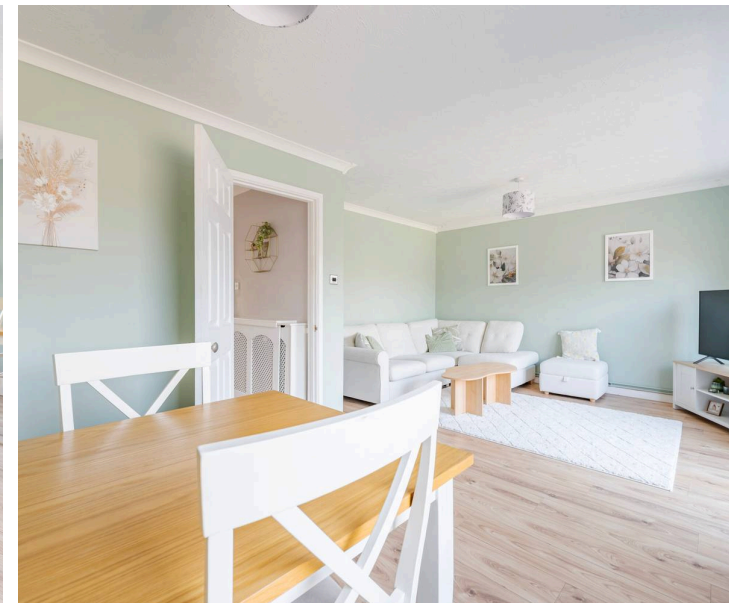
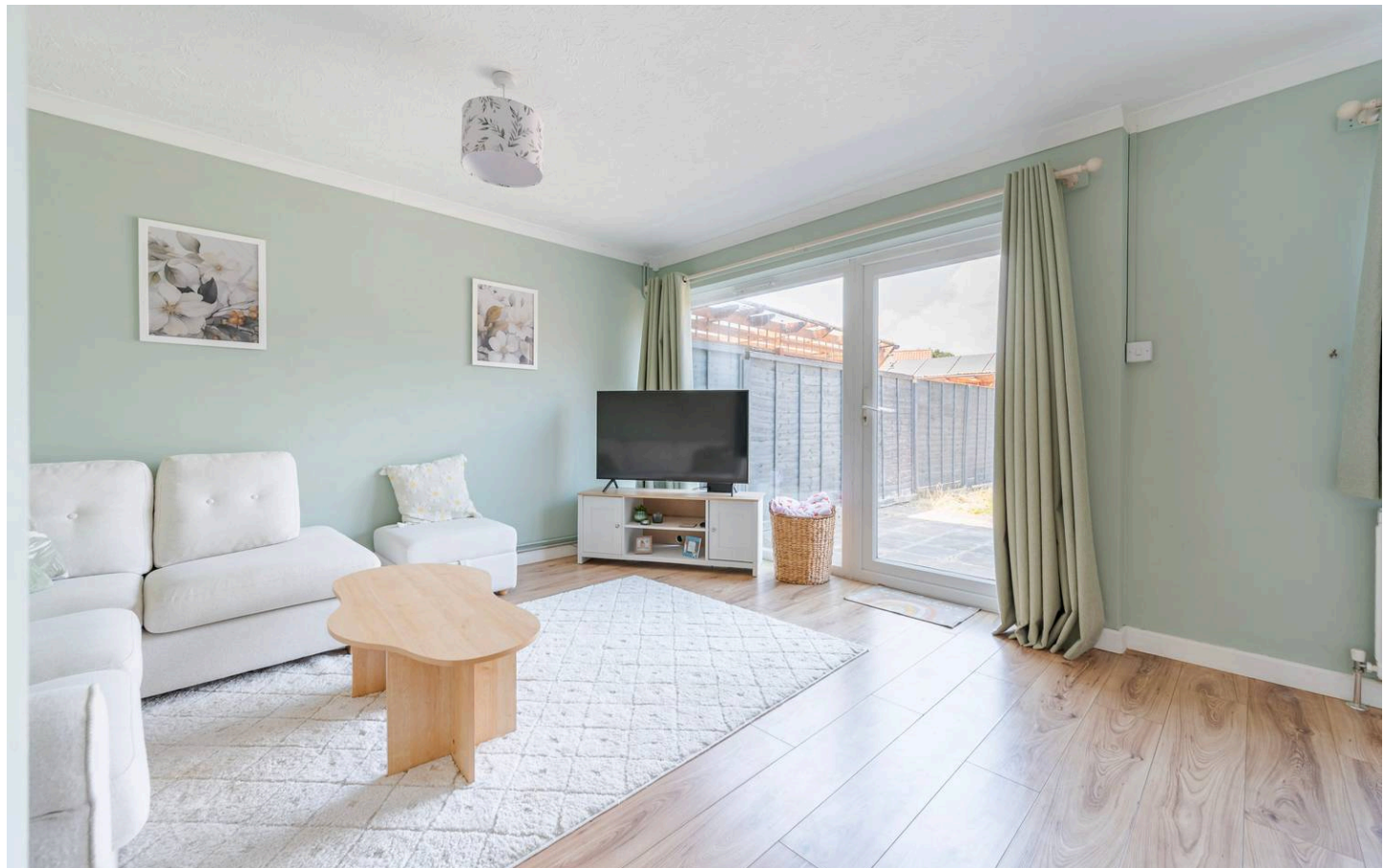


6 Yew Tree Court

Hockering, Dereham

Tucked away within a sought-after village setting, this beautifully presented home offers an impressive combination of space, practicality and family-friendly living. The property boasts three generous double bedrooms, a spacious lounge/dining room and a well-appointed kitchen designed to meet the demands of modern life. A welcoming entrance hall and ground-floor cloakroom further enhance the property's functionality. Outside, the fully enclosed rear garden provides a wonderful space for entertaining, relaxing and enjoying time with family and friends. Off-road parking and an en-bloc garage add valuable convenience and storage options. Combining excellent presentation with a desirable village location, this is a home ready to be enjoyed from day one.

- Beautifully presented semi-detached home in a tucked-away village position
- Three generously sized double bedrooms
- Spacious lounge and dining area ideal for family living
- Well-appointed kitchen with ample storage and workspace
- Welcoming entrance hall with ground-floor cloakroom
- Family bathroom positioned conveniently off the landing
- Fully enclosed rear garden perfect for relaxing and entertaining
- Covered outdoor seating area extending the living space outdoors
- Off-road parking and useful en-bloc garage
- Located within a sought-after village close to local amenities and schooling



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The Location

Situated within the popular village of Hockering, this location offers an excellent balance of rural surroundings and everyday convenience. Enjoying a peaceful residential setting, the village is well regarded for its friendly community atmosphere and attractive Norfolk countryside, making it a popular choice for families, professionals and those seeking a quieter way of life.

Hockering benefits from a number of local amenities, including a well-regarded primary school, village hall and public house, all of which contribute to the strong sense of community found within the village. The surrounding countryside provides a wealth of opportunities for walking, cycling and enjoying the outdoors, with quiet country lanes and scenic rural landscapes on the doorstep.

For a wider range of amenities, the nearby market town of Dereham is just a short drive away and offers an extensive selection of supermarkets, independent retailers, cafés, restaurants, healthcare facilities, leisure amenities and schooling for all ages. The town continues to grow in popularity thanks to its excellent range of services and convenient position within the county, making it a key hub for the surrounding villages. Residents can enjoy everything from everyday shopping and dining to sports facilities, community events and a bustling town centre environment.

The location is particularly convenient for commuters, with the A47 providing straightforward routes to Norwich, King's Lynn and the wider road network. Ongoing improvements to the A47 corridor are expected to further enhance connectivity and journey reliability in the future, strengthening the area's appeal for those travelling across the region for work or leisure.

Norwich, Norfolk's historic cathedral city, is easily accessible and offers a comprehensive range of shopping, dining, cultural attractions, universities and mainline rail connections.

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Situated within a peaceful tucked-away position in the highly desirable village of Hockering, this beautifully presented semi-detached home offers generous accommodation, excellent outside space and a layout perfectly suited to modern family living. Combining well-proportioned rooms with practical features throughout, the property provides a wonderful opportunity for buyers seeking village life without compromising on convenience.

A welcoming entrance hall creates an immediate sense of space on arrival and provides access to the principal ground-floor accommodation. The thoughtful layout includes a convenient cloakroom, adding practicality for both family living and visiting guests.

At the heart of the home is a spacious lounge and dining area, a versatile room designed to accommodate both relaxation and entertaining. Flooded with natural light and enjoying views over the garden, this inviting space offers ample room for a variety of furniture arrangements, making it ideal for everything from cosy evenings in to larger family gatherings and celebrations.



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The kitchen is well equipped with a range of storage units and work surfaces, providing a practical environment for everyday cooking and meal preparation. The layout works particularly well for busy households, while its position within the home maintains a strong connection to the surrounding living spaces.

Upstairs, the property continues to impress with three generously sized double bedrooms, a feature rarely found in homes of this style. Each room offers excellent flexibility for family members, guests or those requiring dedicated home working space. A family bathroom serves the accommodation and is conveniently positioned off the landing.

Outside, the rear garden is a particularly attractive feature of the property. Fully enclosed and beautifully maintained, it offers a wonderful outdoor environment for families, pets and entertaining alike. Predominantly laid to lawn, the garden is complemented by seating areas and a covered section that can be enjoyed throughout much of the year, creating a versatile extension of the living accommodation.

Further benefits include off-road parking and an en-bloc garage, providing excellent storage and everyday practicality.

Agents Note

This property will be sold freehold and connected oil-fired heating, mains water, electricity and drainage.



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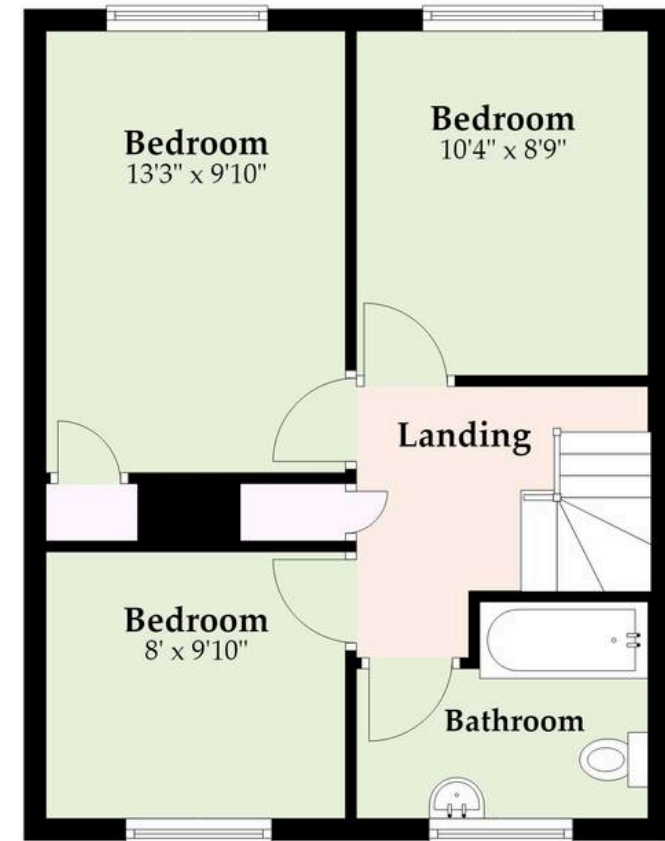
Ground Floor

Approx. 655.2 sq. feet



First Floor

Approx. 480.8 sq. feet



Total area: approx. 1135.9 sq. feet

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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.

Plan produced using PlanUp.

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