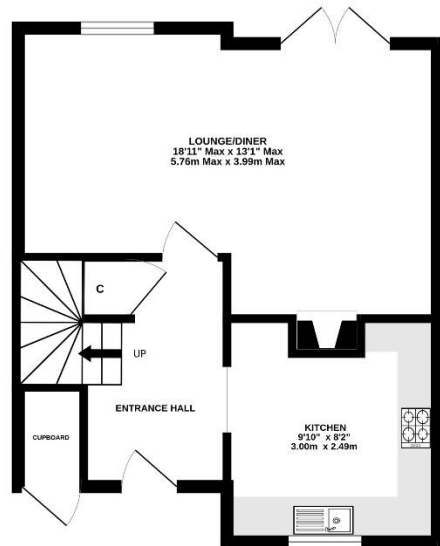


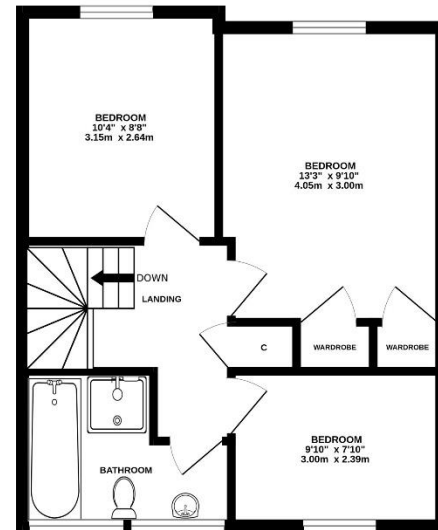
Yew Tree Court, Hockering OIEO £250,000 Freehold



GROUND FLOOR



1ST FLOOR



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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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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THE GUILD
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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Well Presented Semi Detached Home
- Three Generous Bedrooms
- Modern Kitchen
- Spacious Lounge/Diner With Wood Burner
- Four Piece Family Bathroom Suite
- Enclosed Front & Rear Gardens
- En-Bloc Garage
- Requested Village Location
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band B

Description

Iconic estate agents are delighted to offer for sale, this well presented and deceptively spacious semi detached family home.

The property has been updated throughout and boasts accommodation which comprises; spacious entrance hall with stairs rising to the first floor, modern kitchen with a range of wall and base units, open plan lounge/diner with French doors to the rear garden and a woodboring stove with a tiled hearth.

Upstairs there are three generous bedrooms off the landing and a four piece family bathroom suite with bath, w/c, hand basin and shower cubicle.

Outside

Outside the property offers an En-bloc Garage, lawned front garden and external storage cupboard while to the rear there is an enclosed lawn garden with a spacious patio.

Location

The property is located in the sought after village of Hockering which is only five miles from Dereham Town centre and ten miles from Norwich City centre. The village has a shop, pub, primary school is on a regular bus route and offers easy access to the A47.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Oil Fired Central Heating, Electricity and Broadband are all connected.

Local Authority

Breckland Council, Breckland House, Walpole Loke, Dereham, Norfolk, NR19 1EE
Council Tax B

Tenure

Freehold

Directions

Travel along the A47 Southern By Pass heading East from Norwich. Turn right into The Street Hockering and follow the road round where it becomes Yew Tree Court and the property can be found on the left hand side.

