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THE STORY OF

# 37 Scotgate Close

*Great Hockham, Norfolk*

SOWERBYS



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THE STORY OF  
37 Scotgate Close

Great Hockham, Norfolk  
IP24 1PF

Well Presented Detached Bungalow  
in a Cul-de-Sac Location

Popular, Desirable Norfolk Village

Direct Access to the A11 and Norwich City

Internal Accommodation Extends to Approx. 1,060 Sq. Ft.

Two Reception Rooms and Three Bedrooms

Modern Kitchen and Bathroom

Ample Parking via a Shingled Driveway and Single Garage

Enclosed Lawned Rear and Side Garden

SOWERBYS WATTON OFFICE  
01953 884522  
watton@sowerbys.com



“My favourite spot is the living room, it’s  
my sanctuary.”

Hidden away, enjoying a cul-de-sac location within the desirable village of Great Hockham, this superb bungalow is the perfect setting for village life with walkable access to the centre of the village and popular local pub, The Eagle, ideal for settling into the thriving, friendly community. Furthermore, not only do you have direct access to the A11 and into Norwich city but there are remarkable,

picturesque countryside walks such as the Pingo Trail, perfect for getting in touch with nature.

The bungalow is approached from Scotgate Close, an established development, and sits back from the road allowing ample parking on the shingled driveway with access to the single, detached garage.



Due to its position the property can either be entered from the front or rear and has flexible accommodation throughout. The overall size extends to approximately 1,060 sq. ft. and offers two good sized reception rooms, including a sitting room which has patio doors out onto the rear garden. In addition, there is a wall mounted electric fire. The dining room is directly off from the well-presented kitchen and leads to the third bedroom which is currently being used as a study.

“A peaceful, safe and comfortable home.”

The kitchen benefits from modern wall and base storage units, complemented by a stainless steel range oven and space for appliances. Furthermore, the kitchen is dual aspect, providing a good degree of natural light, and has a single door leading out into the rear garden. The remaining space includes two further double bedrooms and a modern shower room.



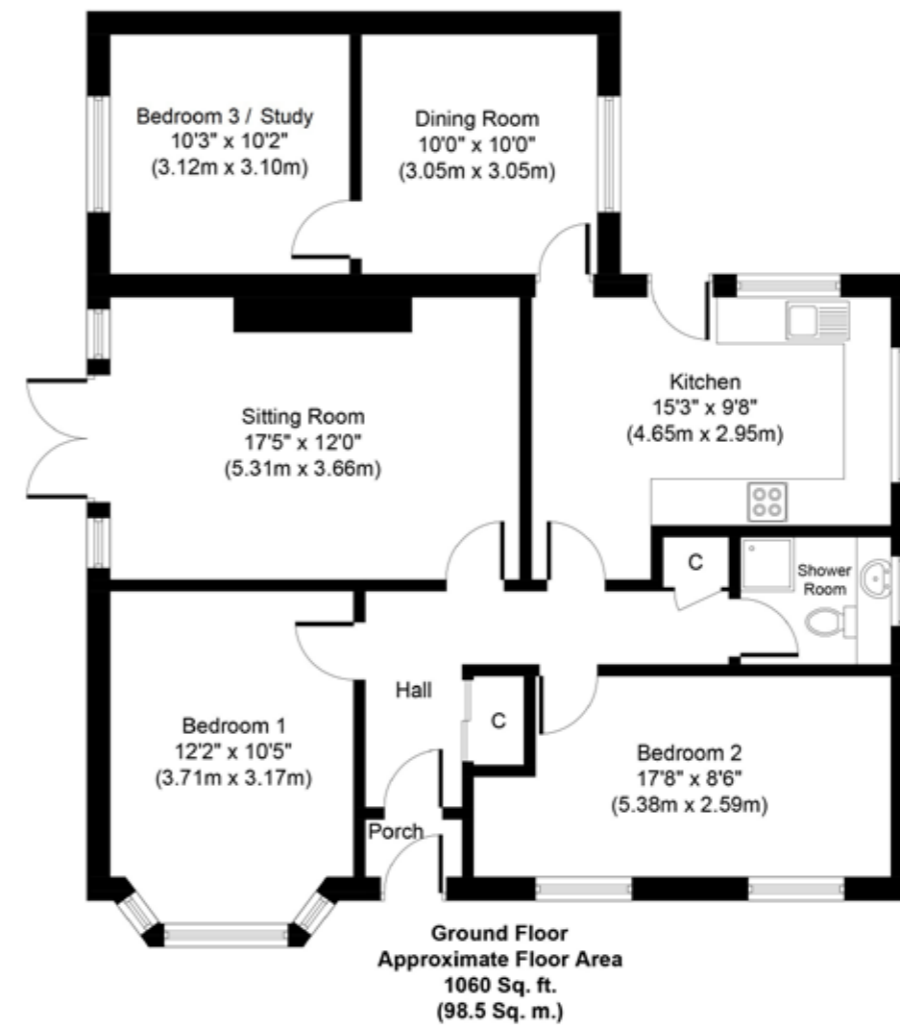
The lawned garden to the rear expands around to the side of the property and leads to a paved patio, a perfect space to sit out and enjoy. The garden is fully enclosed by a mixture of walled and panelled fencing.

The single garage extends to 20ft and could be used as a workshop, or alternatively, subject to the relevant consents, provides the potential to convert part of the space into an office if required.



(Not Shown In Actual Location / Orientation)

**Outbuilding**  
**Approximate Floor Area**  
**200 Sq. ft.**  
**(18.6 Sq. m.)**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



# Great Hockham

IN NORFOLK  
IS THE PLACE TO CALL HOME



A picturesque village, Great Hockham has the village green at its centre. The village currently has a primary school (100 pupils) and a popular pub, The Eagle. There is a church, community hall and playing field on the outskirts of the village and there are also a number of nearby campsites. Within walking distance of the village is Thetford Forest, with its numerous walks and trails (including the Pingo Trail) and the Peddars way forms part of the village's western parish boundary. Hockham is well known for the former Breckland author Christopher Bush (1885-1973), who wrote

under both his own name and the pseudonym Michael Home. His Breckland novels give an excellent insight into village life at the turn of the 19th century.

Attleborough is a market town situated within the Breckland district and is located between Norwich and Thetford. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabalooos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.



Note from the Vendor



“I’ve loved the village life, there’s a great community spirit...”

THE VENDOR



## SERVICES CONNECTED

Mains electricity, water and drainage. Heating supplied by modern electric radiators, with a combi boiler supplying hot water.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref:- 9008-9034-7217-2304-7990

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

These particulars and measurements 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. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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