



INTRODUCING

12 Albatros Road

Hockering, Norfolk

SOWERBYS

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12 Albatros Road

Hockering, Dereham,
NR20 3JN

Show Home Condition Throughout

Contemporary Design Built in 2020

Open-Plan Kitchen, Dining, Sitting Room

Four Double Bedrooms (Two En-Suite)

Superb Specification

Air Source Heating (Underfloor Downstairs)

Detached Double Garage and Spacious Driveway

South-Facing Garden

No Onward Chain

Remainder of 10 Year Warranty

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“A stunning contemporary home with superb specification throughout.”

This was one of the final properties sold on this exclusive, popular development to the west of Norwich. Since purchase, the property has been rarely occupied and close inspection reveals an ‘as new’ condition throughout, including unused appliances – this is as close to buying a lavishly finished show home as is possible.

Arriving at the property the tall contemporary glass façade makes an immediate impression. The large hallway

is bathed in natural light with the glass and oak staircase setting the scene of luxury. The flooring is a herringbone design of Karndean in a natural oak finish, which then runs throughout most of the property, whilst tiling and carpet are also used in some areas. Underfloor heating downstairs complements the air source heating perfectly, with radiators used on the first floor.



You will be enticed straight through to the heart of the home – the wonderful open-plan kitchen, dining, sitting room. The kitchen oozes quality and style with the solid wood shaker doors combining seamlessly with the quartz worktops. Appliances are in equal perfect measure, such as the built-in microwave, induction five ring hob, full-height fridge and separate full-height freezer in addition to the usual offerings.

The dining area and sitting room each have bi-folding doors to the rear, whilst there is a separate utility room with door to the exterior.

The ground floor also offers a WC and a further reception room, which could be used as a spacious office, snug or play room.



The first floor has the mezzanine landing overlooking the hallway. There are four double bedrooms, all of which have fitted wardrobes, and bedrooms one and two also offer en-suites in addition to the family bathroom. The principal bedroom further enjoys a Juliette balcony facing south.

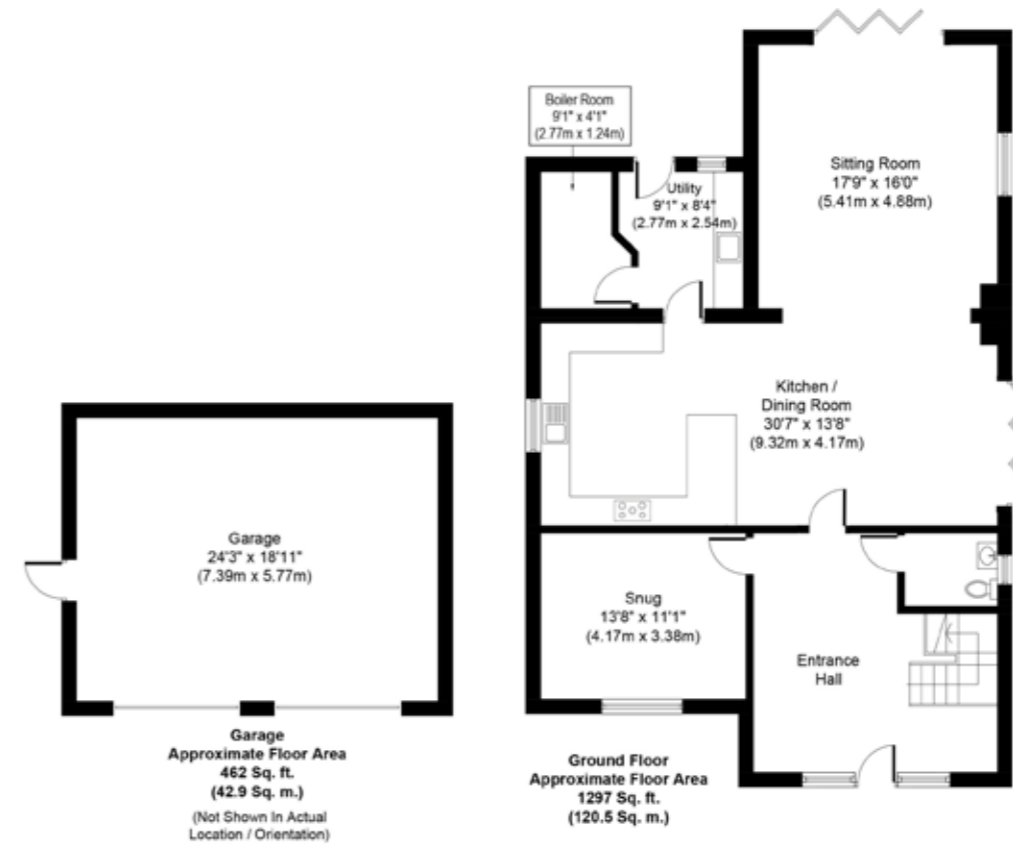
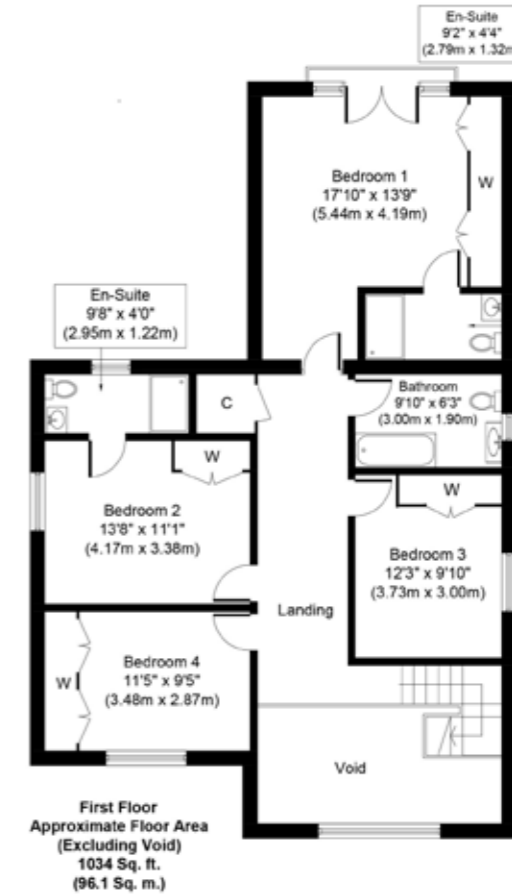
The quality features strongly throughout the property, such as the heavyweight solid oak doors, brushed steel electrical points, built-in alarm system and high-end porcelain bathroom fittings.



The exterior is in equal measure to the interior. The spacious driveway, with plenty of room for turning, complements the detached double garage, which of course has electric doors.

The rear garden faces south and there is also a front garden. Having been largely unoccupied, the gardens remain mostly a blank canvas with just the smallest amount of planting having taken place previously.

It's a rare opportunity to purchase a fabulous property in such wonderful condition as this, and it's offered with no onward chain.



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



Hockering

IN NORFOLK
IS THE PLACE TO CALL HOME



The small village of Hockering is just east of Dereham and north west of the city of Norwich. Quiet lanes and footpaths surround its rural location, perfect for exploring the Norfolk countryside on foot or by bicycle. The church of St Michael is a traditional 14th century church, located on The Street. Hockering is expanding rapidly and has a brilliant village shop, open 7 days a week, a post office and garage and located also just 12 miles from Norwich airport. There's great access to private schools as well as good village schools.

perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. The historic cobbled streets of Elm Hill will lead you past Tudor architecture, merchant's houses, thatching, individual homes, speciality shops and small cafes, toward the 1,000-year-old Norwich Cathedral.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

The cathedral city of Norwich is just 12 miles away: an enclave of culture and creativity, its



Note from Sowerbys



Woodland in neighbouring Honingham

“Rural lanes and footpaths make this a wonderful area to explore.”

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SERVICES CONNECTED

Mains water and electricity. Private sewage treatment plant. Heating via air source heating, with underfloor heating to the ground floor.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 9814-3002-0305-8489-1204

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.

LOCATION

What3words: ///powers.fruitcake.dramatic

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