



THE STORY OF

# Kenema

*Great Hockham, Norfolk*

SOWERBYS

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# Kenema

The Street, Great Hockham, Norfolk  
IP24 1NH

Extended, Detached Bungalow, Overlooking Village Green

Residing Within a Peaceful, Village Location

Direct Access to All Corridor and Local  
Market Towns with Train Access

A Wealth of Countryside/Woodland on your Doorstep

Open Plan Living, Along with a 21 Ft.  
Dual Aspect Sitting Room

Four Double Bedrooms, En-Suite to Main  
Bedroom, and Family Bathroom

Enclosed, Private Rear Garden with  
an External Wood Cabin

Ample Parking and Garaging

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“It’s such a spacious, light and airy home...”

Within historic Great Hockham, a popular location in beautiful Breckland, Kenema is situated in the heart of the village overlooking the central green. Its peaceful and quiet location makes this the perfect place to raise a family with Thetford Forest on the doorstep and much to explore, including many different family attractions, such as High Lodge Visitor Centre and Banham Zoo.

Although the village benefits from surrounding countryside and woodland, there’s direct access to the All corridor, providing good links with wider Norfolk, Suffolk and Cambridgeshire. In addition, there is also a mainline train into London via Cambridge from two nearby market towns.



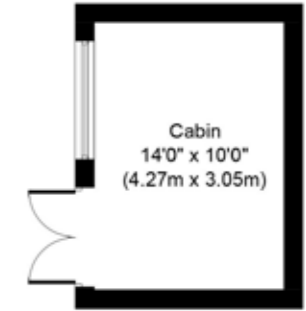
Having been a family home for nearly 20 years, the bungalow has grown with the family and extends to approximately 1,831 sq. ft., offering all the modern qualities you would expect within a family home. A highlight of the property is the open-plan kitchen/dining room, added by the current owner and truly the heart of the home. Incredibly practical, the kitchen/dining room is well laid out and perfect for socialising or keeping an eye on the children doing their homework. In addition, there is a separate utility room, ideal for keeping clutter and day-to-day practicalities out of the living space.



The dual aspect living room extends to an impressive 21 ft. and offers a light and airy space to entertain. Fitted with patio doors, it leads out onto the rear garden to enjoy throughout the summer months, whilst a central fireplace comes into its own during winter, housing a multi-fuel burning stove, it's perfect for cosying up to on those colder nights.

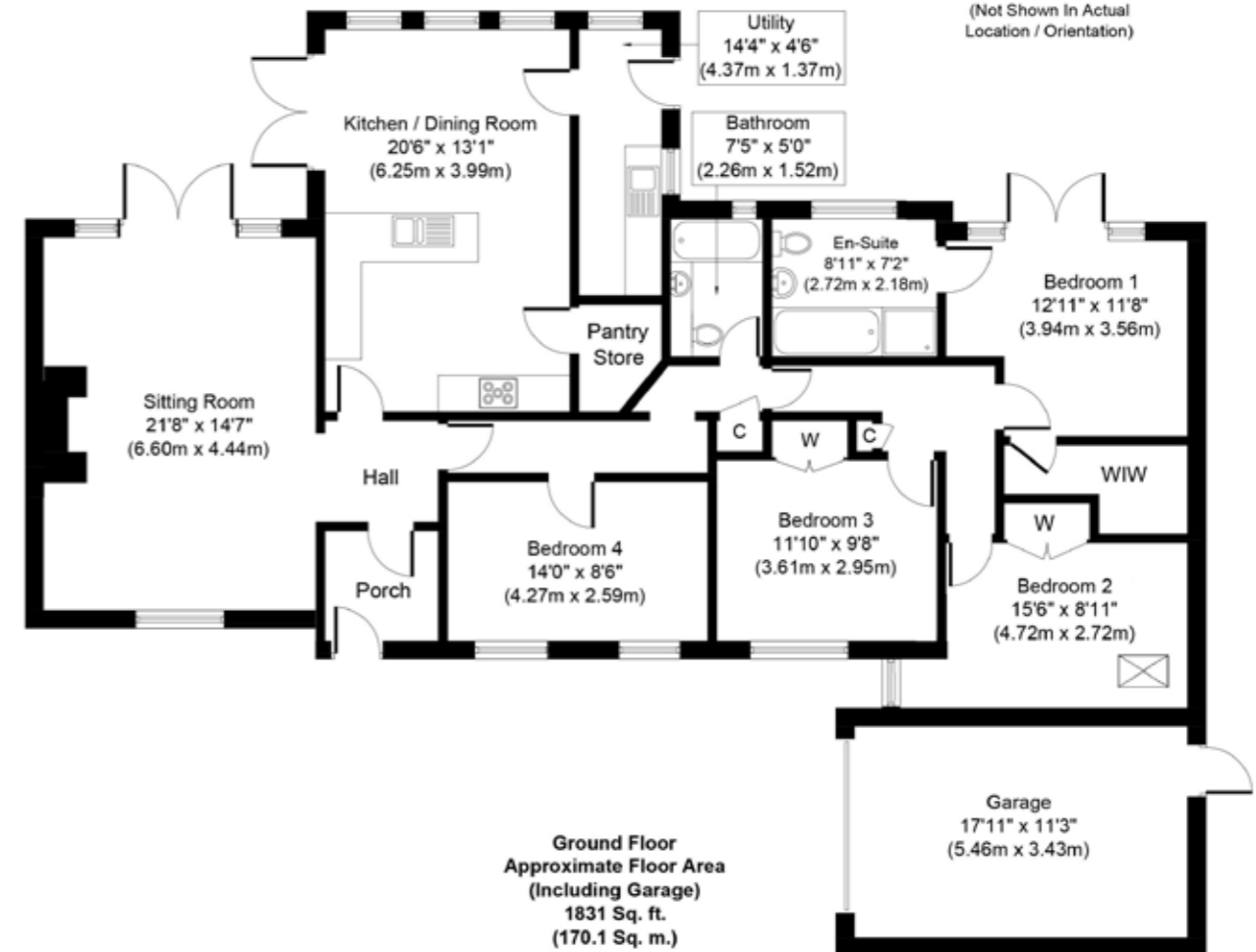
The positioning of the bedrooms has been extremely well thought out, providing a separation from the living space. The four double bedrooms are highly versatile and could be used for a variety of functions, including the perfect office or a playroom. Whilst three bedrooms share the family bathroom, the main bedroom features an en-suite bathroom and walk-in wardrobe, with patio doors opening to the garden.





**Cabin**  
14'0" x 10'0"  
(4.27m x 3.05m)

**Outbuilding**  
Approximate Floor Area  
141 Sq. ft.  
(13.1 Sq. m.)  
(Not Shown In Actual  
Location / Orientation)



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.

There is an external wood cabin, ideal for an additional office or a pleasant place to sit out on the decking, taking in the tranquil, peaceful environment.

“I love to sit on the decking listening to the bees and the birds in the trees...”

To the front, there's off road parking space and a feature magnolia tree. The rear garden has an enclosed lawned area, which is fully enclosed, perfect for kids to explore, whilst keeping an eye on them.



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, Hulabaloo 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



Thetford Forest

“We’ve loved being within walking distance of the woods, and we’ve spent a lot of time at Thetford’s High Lodge and Banham Zoo.”

THE VENDOR



## SERVICES CONNECTED

Mains electricity and water. Drainage to Klargestar. Oil fired central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 0058-2806-7976-9403-7445

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: ///premature.dwarves.oblige

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# SOWERBYS



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