



THE STORY OF

# 9 Canary Close

*Hockering, Norfolk*

**SOWERBYS**

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THE STORY OF

# 9 Canary Close

Hockering, Norfolk  
NR20 3FA

Detached Family Home

Edge of Village Location

Three Bedrooms

Family Bathroom and En-Suite

Stunning Garden

Parking for Several Cars to the Front

Single Garage

Air Source and Underfloor Heating

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“We have loved the village lifestyle whilst being close to Norwich.”

Located at the end of a cul-de-sac within a small development of new homes in Hockering village, stands this lovely three-bedroom detached family home.

Number 9 Canary Close boasts three generously sized bedrooms, two bathrooms, and notably, the principal bedroom features an en-suite for added convenience.

The beautifully presented living room is flooded with natural light, courtesy of

double doors leading out to the garden and two additional large windows.

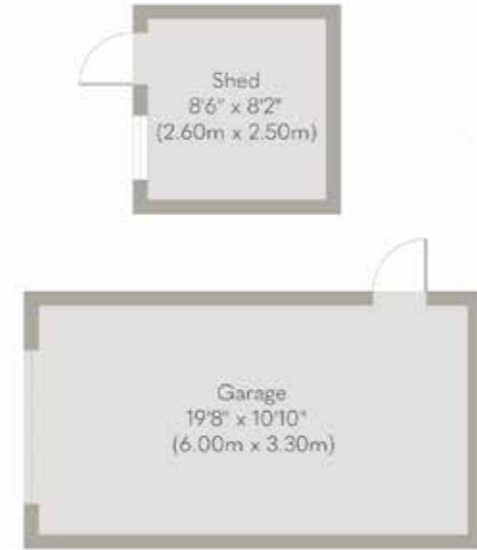
The L-shaped kitchen/dining room offers ample space, with a cleverly concealed utility area at the rear and extra storage beneath the stairs, enhancing its practicality.

Upstairs you'll find three double bedrooms and a family bathroom, all accessible from the well-proportioned landing.





En-suite  
8'6" x 5'11"  
(2.60m x 1.80m)  
First Floor  
Approximate Floor Area  
518 sq. ft  
(48.16 sq. m)



Outbuilding  
Approximate Floor Area  
283 sq. ft  
(26.30 sq. m)



Ground Floor  
Approximate Floor Area  
518 sq. ft  
(48.16 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.

The rear garden is thoughtfully landscaped, featuring a blend of mature trees, scattered shrubs along the border, and areas of lawn. There are two distinct entertainment spaces - one nearer to the house, perfect for sitting down and eating with the family, and another elevated area, ideal for gathering around a fire pit with friends.

At the front, a low-maintenance garden complements the property, with ample parking available on the long-shingled driveway leading to the single garage.



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.

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

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.



Note from the Vendor



“We would describe our home as peaceful and the neighbours are friendly.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 0798-5000-7308-5543-8974

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: ///overruns.clarifies.bongo

AGENT'S NOTE

There are services charges that relate to the property which are approximately £285 annually, this covers landscaping to the front, the water attenuation tank and insurance and the usual admin charges.

The shed is not included in the sale of the property.

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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