Balmforth
Homes of Distinction



29 Nursery Lane, Hockwold, Thetford, Norfolk,
IP26 4ND

Asking Price £625,000

STUNNING and INDIVIDUAL DETACHED FAMILY HOME occupying a substantial plot in the heart of the sought-after village of Hockwold. Offering VERSATILE ACCOMMODATION with excellent ANNEXE POTENTIAL, this impressive home enjoys FIVE BEDROOMS, a spectacular VAULTED DINING/GARDEN ROOM, generous living room with multi-fuel burner, separate family room, study, stylish kitchen with central island and utility room. The striking galleried entrance hall creates an immediate sense of space, while outside the property benefits from PRIVATE WRAP-AROUND GARDENS, a gated shingled driveway providing extensive parking, GARAGE, SUBSTANTIAL WORKSHOP and a wealth of useful outdoor storage.

On the ground floor, the impressive hallway with its bespoke oak staircase and galleried landing sets the tone for the accommodation, leading through to the spacious living room, well-appointed kitchen with central island, utility room and the stunning vaulted dining/garden room overlooking the rear garden. The flexible layout continues with a separate family room, study, ground floor bedroom and bathroom, offering ideal annexe or guest accommodation if required. Upstairs, the galleried landing serves four further well-proportioned bedrooms, including the generous principal suite with en-suite, together with the family bathroom, useful eaves storage and recently installed pressurised hot water cylinder.

Outside, the property is approached via a five-bar timber gate opening onto a substantial shingled driveway providing extensive parking for numerous vehicles. The mature wrap-around gardens offer an excellent degree of privacy and feature generous lawns, established trees, colourful borders, patio seating areas, a greenhouse, timber garden store and log store, creating a peaceful setting to enjoy throughout the year. The large garage is complemented by a substantial adjoining workshop with power and lighting, offering outstanding space for hobbies, storage, home working or further potential.

In more detail the accommodation comprises of:
ENTRANCE HALL
Spacious entrance with room for coats and shoes, built-in storage cupboard and opening to:

HALLWAY
Impressive central hallway with views to the galleried landing and bespoke balustrade.

LIVING ROOM
Generous dual aspect reception room featuring a bay window to the side, French doors opening to the rear garden, feature multi-fuel burner and internal access to the adjoining wood store.

INNER HALLWAY
With built-in airing cupboard.

BEDROOM FIVE
Double bedroom with window to the front aspect

BATHROOM
White suite comprising corner bath with shower over and screen, pedestal basin, WC and window to the side aspect

FAMILY ROOM
Versatile reception room with fitted storage, two built-in double wardrobes and a built-in fish tank (available by separate negotiation). Windows overlooking the rear garden

OFFICE
Ideal home office with spotlights to the ceiling and window to the side aspect

KITCHEN
A range of shaker style wall and base units with worktops incorporating a central island with breakfast seating, space for a range cooker with extractor hood above, built-in microwave/combination microwave oven, wine cooler, pantry, space for an integrated dishwasher, electric underfloor heating and window to the side aspect

UTILITY ROOM
Fitted with wall and base units, Belfast sink, built-in storage cupboard, space and plumbing for a washing machine, tumble dryer and fridge/freezer, solid oak flooring, window and stable door leading to the rear garden

DINING/GARDEN ROOM
A stunning open-plan entertaining space with vaulted ceiling, Velux windows, electric underfloor heating, windows to dual aspects and French doors opening onto the rear garden

GALLERY STYLE LANDING
An impressive galleried landing with electrically operated Velux windows, airing cupboard housing the recently installed pressurised hot water cylinder and a large illuminated eaves storage cupboard

BEDROOM ONE
Generous principal bedroom with windows to dual aspects

ENSUITE
White suite comprising a walk-in power shower, wall-mounted basin, WC, and window to the side aspect

BEDROOM TWO
Double bedroom with window to the side aspect and access to the loft

BEDROOM THREE
Double bedroom with window to the front aspect

BEDROOM FOUR
Velux window to the side aspect

BATHROOM
White suite comprising jacuzzi bath, separate enclosed shower, pedestal basin, WC, built-in storage and bay window to the rear aspect

OUTSIDE
Occupying an impressive plot, the property is approached via a five-bar timber gate opening onto a substantial shingled driveway providing extensive parking for numerous vehicles. The mature gardens wrap around the home and are thoughtfully arranged with generous lawns, established trees and colourful planted borders, complemented by a greenhouse, timber garden store, log store and several seating areas positioned to enjoy the peaceful surroundings. Offering an excellent degree of privacy, the outside space is ideal for entertaining, family life and keen gardeners alike.

GARAGE
Large garage with power and lighting, double doors to the front, door leading to:

WORKSHOP
Substantial workshop with power and lighting, offering excellent space for hobbies, storage or those working from home, with access to the oil tank serving the oil-fired central heating system.

Tenure: Freehold
Construction Type: Brick/Tile
Heating: Oil central heating
Windows/doors: Double glazing wooden
Council Tax: Band C (£2186.53 2026/2027)
Warranty: None
Drainage: Septic tank
EV Charging point: No

¦¦Location¦¦

The Norfolk village of Hockwold contains popular village amenities including a post office; public house and a church, as well as a primary school. The Suffolk market town of Brandon lies approximately 4 miles to the South-East and the larger town of Thetford is approximately 10 miles away. The Thetford Pine Forests are only a short distance away. Hockwold Hall sits on the outskirts of the village and is a popular event and wedding destination for many.

¦¦Viewing¦¦

By appointment only through
Balmforth Estate Agents, Valuers & Lettings Agents
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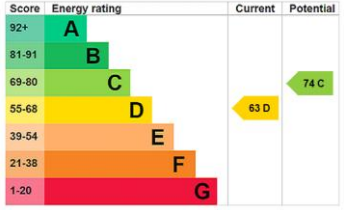




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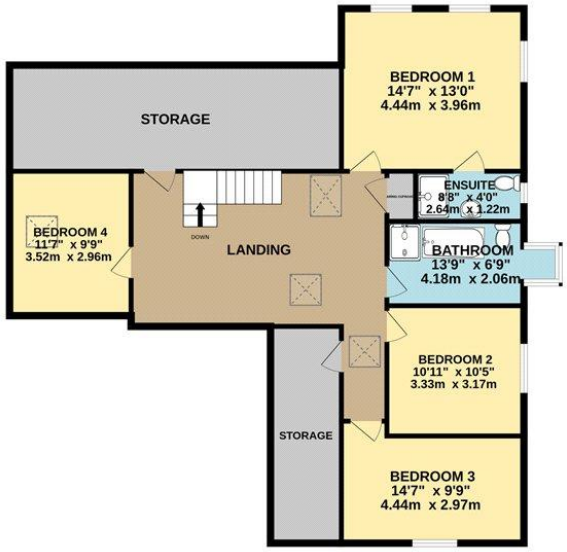
Material Information Brochure



GROUND FLOOR
2279 sq.ft. (211.8 sq.m.) approx.



1ST FLOOR
1273 sq.ft. (118.2 sq.m.) approx.



TOTAL FLOOR AREA : 3552 sq.ft. (330.0 sq.m.) approx.

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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