







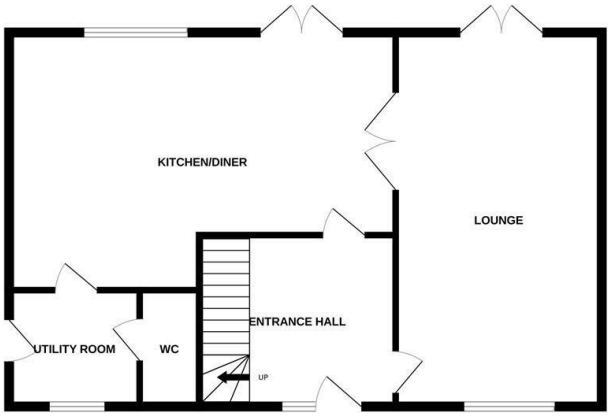
Ashtree House Chapel Lane I Hockering I Dereham

Guide Price £475,000

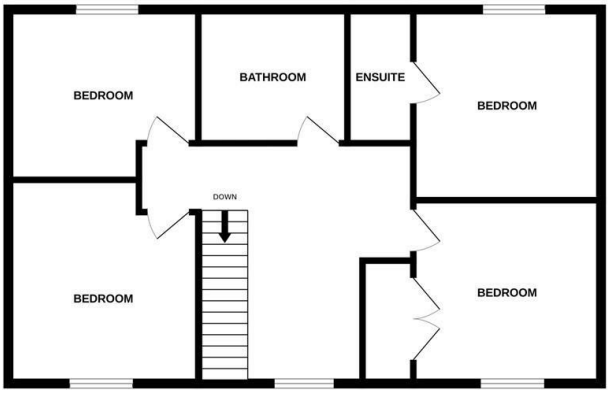
GUIDE PRICE £475,000 TO £500,000 **STUNNING DETACHED FAMILY HOME TUCKED AWAY IN A PEACEFUL RURAL VILLAGE Gilson Bailey are delighted to offer this beautiful, modern and substantial four-bedroom detached family home, occupying a generous plot in a tucked-away position within the sought-after village of Hockering. Immaculately presented throughout and offering spacious, high-quality accommodation, this exceptional home is perfectly designed for contemporary family living. The ground floor comprises a welcoming entrance hall, a spacious lounge, an impressive open-plan kitchen/dining room that forms the heart of the home, a separate utility room and a convenient WC, all benefiting from the comfort and efficiency of underfloor heating. Upstairs, there are four generous double bedrooms and a stylish family bathroom accessed from the landing, with the principal bedroom further benefiting from a contemporary en-suite shower room. Outside, the property boasts a large driveway providing ample off-road parking, a double garage and a substantial private rear garden, predominantly laid to lawn, offering the perfect space for children to play, outdoor entertaining or simply relaxing in peaceful surroundings. Further benefits include double glazing, an energy-efficient air source heating system and excellent decorative order throughout. Situated within easy reach of Dereham, Wymondham and Norwich, while enjoying the tranquillity of village life, this outstanding home is ideal for growing families, and an internal viewing is essential to fully appreciate everything it has to offer.

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GROUND FLOOR



1ST FLOOR



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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Location
Hockering itself benefits from a primary school, village hall, and a local pub, while the neighbouring villages and towns provide additional everyday essentials. The market town of Dereham is just a short drive away, offering supermarkets, healthcare services, schooling, and leisure facilities. The area is also well positioned for access to Norwich via the A47, making it a practical choice for those needing to commute while still enjoying a more rural setting.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen/diner and stairs to first floor.

Lounge 22'6" x 12'5"
Double glazed window, patio doors, underfloor heating, wood burner.

Kitchen/Diner 23'2" x 15'6"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, space for fridge/freezer, double glazed window, patio doors, underfloor heating.

Utility Room 7'10" x 6'6"
Fitted wall and base units with worktops over, sink and drainer, integrated washing machine, underfloor heating, double glazed window, door to side.

WC 6'6" x 3'6"
Low level WC, hand wash basin, underfloor heating.

First Floor Landing
Doors to four bedrooms and bathroom.

Bedroom One 11'6" x 11'3"
Double glazed window, radiator.

En-Suite 8'0" x 3'11"
Shower cubicle, low level WC, hand wash basin, heated towel rail.

Bedroom Two 12'4" x 10'9"
Double glazed window, radiator.

Bedroom Three 12'0" x 11'4"
Double glazed window, radiator.

Bedroom Four 12'1" x 10'8"
Double glazed window, radiator.

Bathroom 8'3" x 8'0"
Panelled bath with shower over, low level WC,

Outside Front
Shingled driveway providing ample off road parking and a double garage.

Outside Rear
Two seating area, lawned garden, enclosed by timber fencing with side gate access.

Local Authority
Breckland Council, Tax Band E.

Tenure
Freehold

Utilities
Fibre to the property.
Mains water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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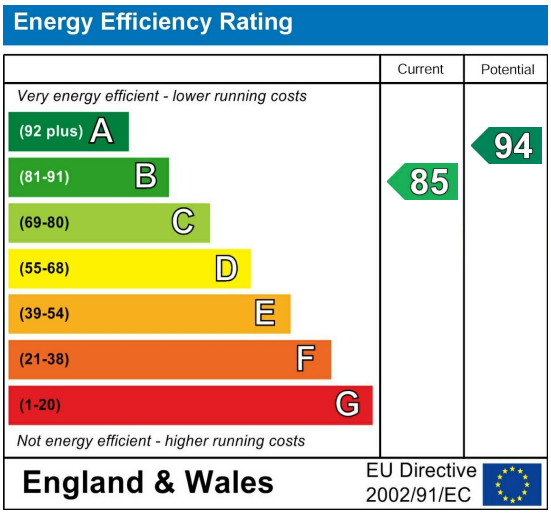












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.