



# 1 Bramble Drive, Hockering

Guide Price £600,000

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Hockering, Dereham

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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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## THE LOCATION

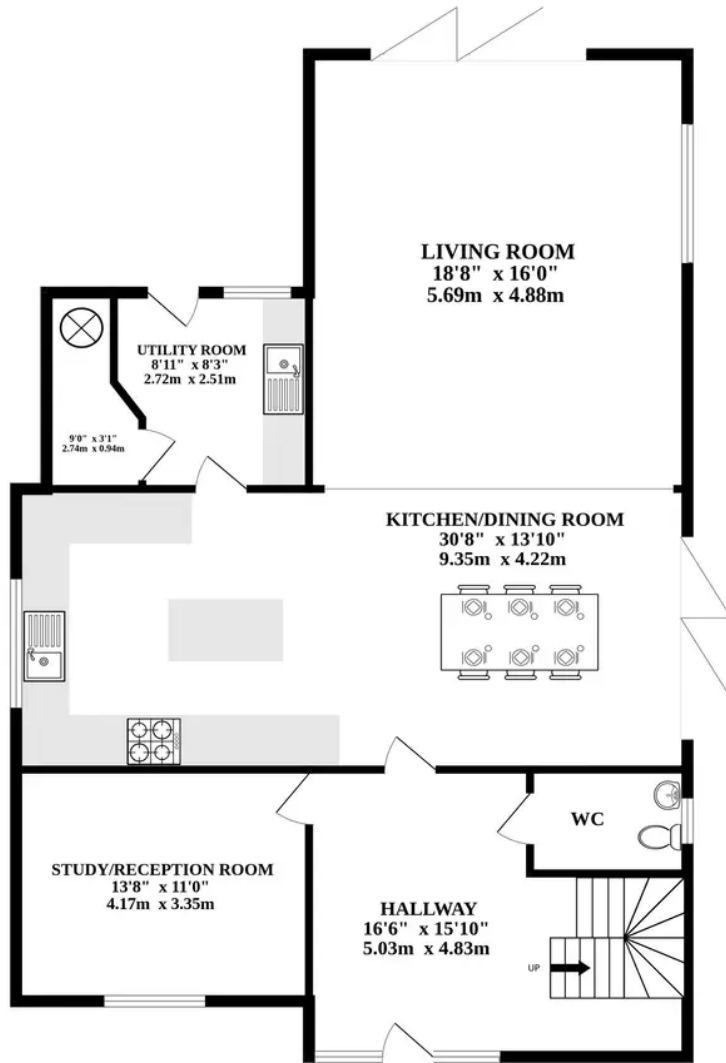
With extremely easy access to the A47 that leads to the city of Norwich and other surrounding towns and villages, Hockering is a sought-after area. The village boasts a school, local shop, post office and a real rural feel. The city of Norwich is just 11 miles from Hockering, whereby you will find ample shopping and eating opportunities, as well as a bus station and train station and just 7 miles from the town of Dereham. There are regular bus routes that travel through Hockering to other surrounding villages, with doctor's surgeries, pharmacies, dentists, and other local amenities.

## THE PROPERTY

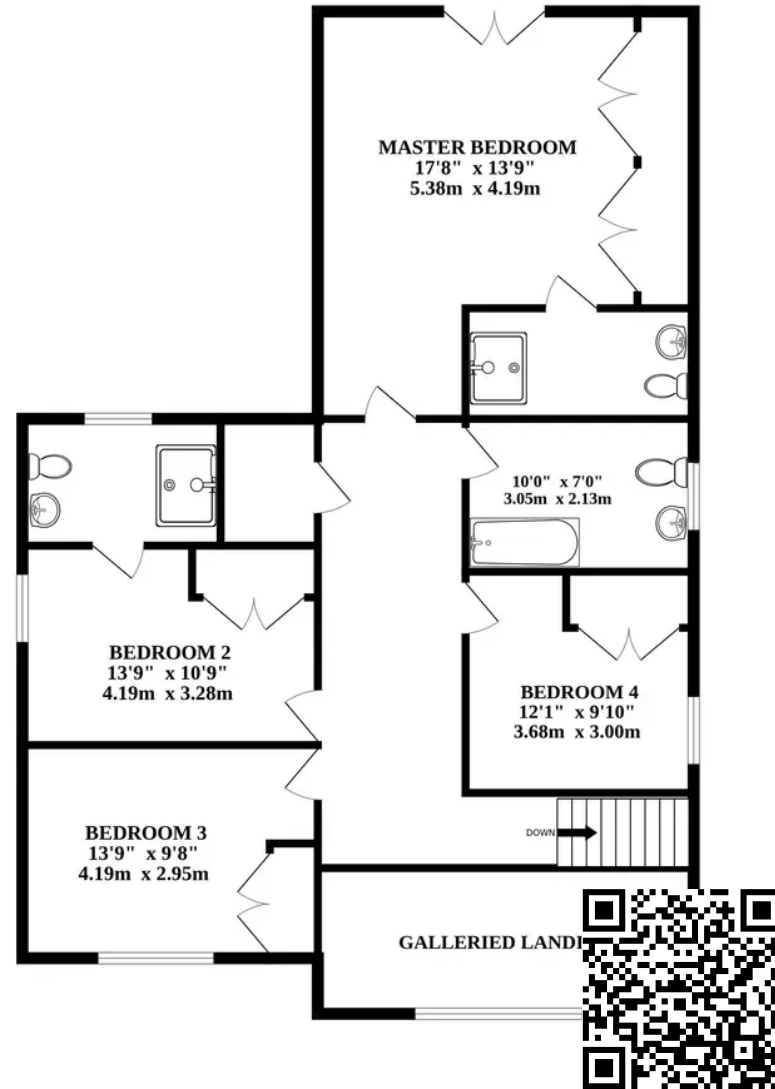
Upon arrival, guests are greeted by a bright and spacious entrance hall, adorned with a feature staircase that sets the tone for the home's sophistication. Conveniently situated on the



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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