



8 Granary Close, Hockering

Guide Price £350,000 - £375,000

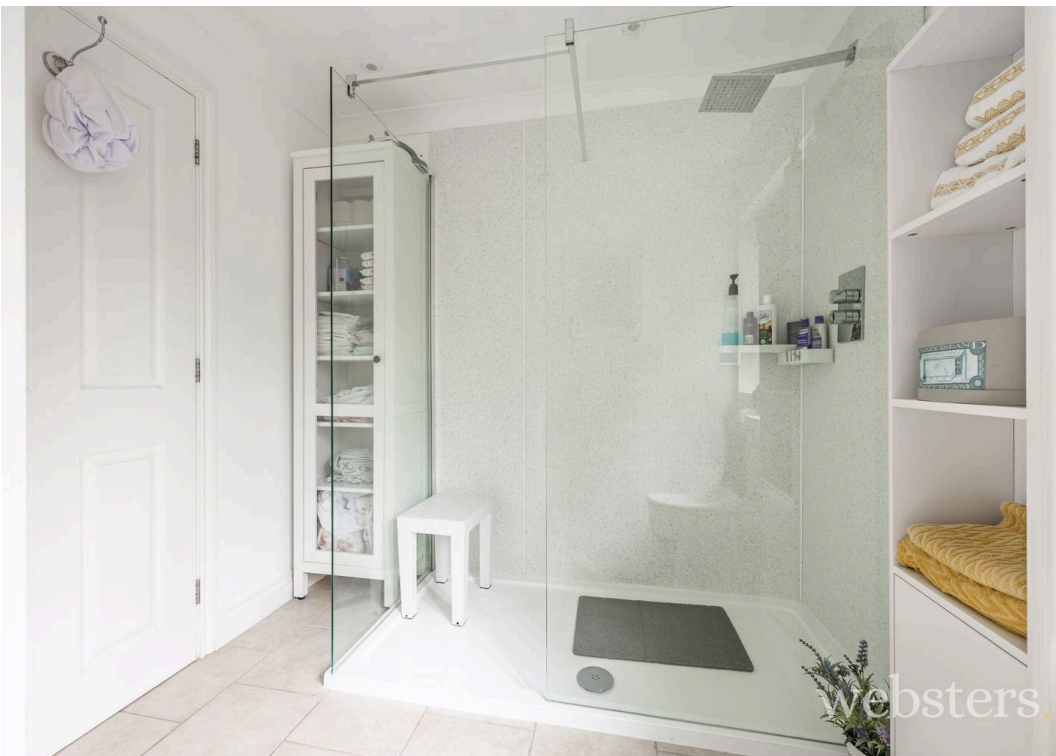
websters.

















8 Granary Close

- This impressive three-bedroom detached property offers spacious and versatile accommodation, set within a beautifully maintained garden. The property is entered via a welcoming entrance hallway, providing access to the principal ground floor rooms, including a useful ground floor W/C. Positioned to the front is a versatile snug or study, ideal for home working, a playroom, or additional reception space.
- To the left-hand side of the property is the impressive 23ft kitchen/diner, thoughtfully designed as a superb open-plan entertaining space, fitted with modern units and integrated appliances, and benefitting from French doors opening directly onto the garden. To the rear is the well-proportioned main lounge, enjoying views over the garden and providing a comfortable setting for everyday relaxation.
Upstairs, the property offers three well-sized bedrooms, including a generous 15ft principal bedroom featuring fitted storage and a stylish en suite shower room. The additional bedrooms are well-presented and are served by a newly fitted modern shower room, finished to a contemporary standard.
- Externally, the property benefits from a single garage and ample off-road parking for multiple vehicles, providing both convenience and security. The rear garden is a particular highlight, being beautifully landscaped and enjoying a south-east-facing aspect. It features a patio seating area, summer house, mature tree borders, and a shed converted into a useful workshop, offering excellent versatility for hobbies, storage, or home working.
With its generous proportions, flexible layout, and high-quality presentation throughout, this superb detached home represents an excellent opportunity for buyers seeking a move-in-ready property. Early viewing is highly recommended to fully appreciate the space, setting, and lifestyle on offer.



8 Granary Close

Hockering, Dereham

Council Tax band: D

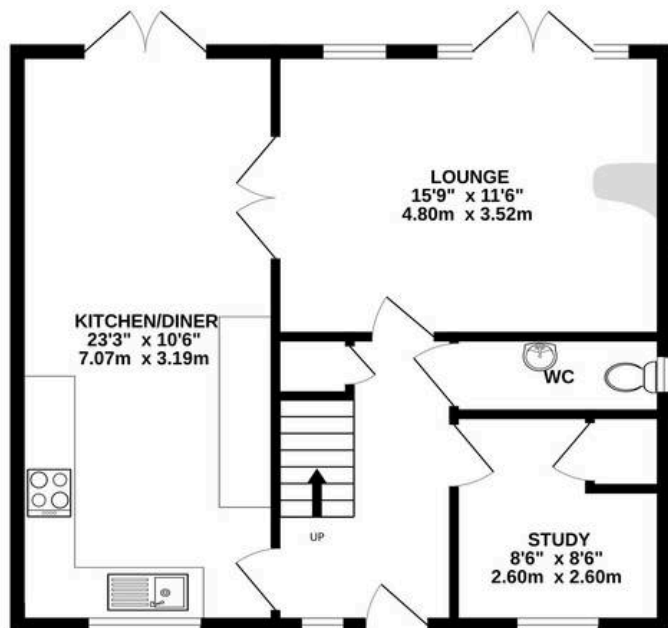
Tenure: Freehold

EPC Energy Efficiency Rating: B

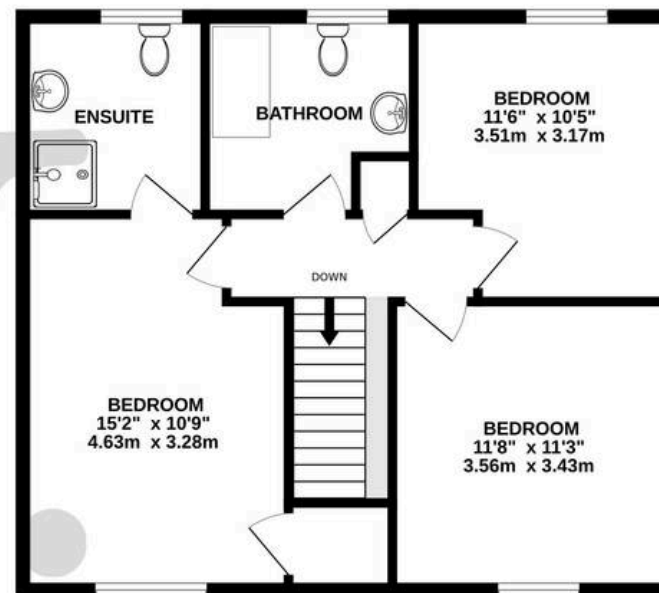
EPC Environmental Impact Rating: C

- Spacious detached three-bedroom property featuring a stunning south-east-facing garden
- Single garage and ample off-road parking for several cars
- Stunning landscaped rear garden with patio seating area, summer house, mature tree borders, and a shed/workshop
- Impressive 23ft kitchen/diner with French doors opening onto the garden
- Newly fitted modern shower room
- Generous 15ft bedroom with fitted storage and en suite

GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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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