



## South Street

Hockwold, IP26

Offers over £300,000



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## Description

This superb detached bungalow is situated within a popular NORFOLK VILLAGE LOCATION and is available with NO ONWARD CHAIN!

Internally the bungalow includes an entrance porch offering ample space to remove coats and shoes before leading immediately into an entrance hall which features a loft access hatch and airing cupboard housing the hot water cylinder. There is a generous sized lounge with dual aspect windows to front and side in addition to a CONSERVATORY overlooking the attractive rear garden.

The property enjoys a fully fitted kitchen offering a range of wall and base level units, 1.5 bowl stainless steel sink, AEG induction hob with extractor hood fitted over, INTEGRATED microwave and oven, two useful pantry storage cupboards, space for a fridge freezer and washing machine as well as an oil boiler which serves the oil fired central heating system.

The internal accommodation is concluded by three bedrooms including a BUILT IN WARDROBE to the second largest bedroom, as well as a FAMILY SHOWER ROOM comprising W.C, wash hand basin, heated towel rail and shower cubicle.

Outside the property benefits from ample off street parking upon a block paved driveway in addition to a GARAGE with an up and over front door and personal door access from the rear garden. There is a side access gate leading into the rear garden which has been predominantly laid to lawn and includes a modern patio for seating/ entertaining. The oil tank is also located within the rear garden as well as a useful timber storage shed.

## Measurements

Entrance Porch - 5'7" x 4'1"

Lounge - 19'2" x 11'6"

Conservatory - 14'9" max x 9'00" max

Kitchen/ Breakfast Room - 15'2" max x 9'9" max

Bedroom - 12'11" x 10'10"

Bedroom - 10'10" x 10'10"

Bedroom - 9'11" x 7'6"

Family Bathroom - 7'9" x 6'10"

## Agents Note

This property includes solar panels which are owned outright.

Council Tax Band - C (Kings Lynn & West Norfolk)

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

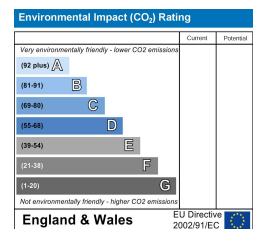
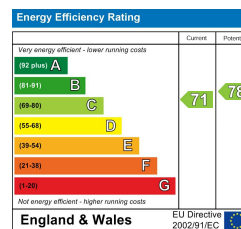
Tel: 01842 818282





## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, 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 any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK